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BUILD
FURNISH AND
DECORATE

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ARCHITECTS
203 BROADWAY N.Y.







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203 BROADWAY and
164-6-8 FULTON STREET,

NEW YORK, N. Y.

INTRODUCTORY NOTES.



TWO years ago, when this work was conceived, the original idea was to have about 60 or 70 pages—but as progression was made, ideas were enlarged, and the scope broadened, until now we can present this volume to the reader with practically no introduction at all, leaving to you the responsibility of praising or condemning it.

We believe, however, that our long experience in this particular branch of architecture has enabled us to prepare this collection of designs in such a way that for style, utility and low cost of construction it can hardly be improved upon.

We trust our dealings with you have but begun with the purchase of this work; that you will readily select a design which will meet your ideas, and eventually favor us with your order for the Working Plans, Specifications, Detail Drawings, etc., for its erection. Without these plans it is impossible to build as we have designed, as well or as cheaply, or to know that you "are getting your money's worth" from the Contractor.

Any one of these designs can be modified to meet your particular requirements—on this subject we invite your correspondence. Our advice and consultation is free, and undoubtedly we can give you many valuable suggestions. If none of the designs please, would be glad to get you up something special after your own ideas, submitting you sketches for your approval, etc., etc. (see Supplement pages A and B).

Believing that we can please and serve you as well, and even better, than we have some one million, seven hundred and eighty thousand clients in the past twenty-three years, we await your favor, remaining,

Very sincerely yours,

CO-OPERATIVE BUILDING PLAN ASSOCIATION,
ARCHITECTS,

203 Broadway and 164-6-8 Fulton Street,

NEW YORK, N. Y.



NOTE.

Perhaps we begin this work rather abruptly, but we believe those of our readers "Going to Build" are interested principally in the New Building Designs, therefore we start with the low cost cottages in the first pages, running along and classifying them as to "Cost to Build" as the work progresses.

We then take up the Illustrated Articles on Building, Furnishing and Decorating in the back part of this work—helping you not only in the selection of your home, but giving you valuable advice and needful helps to guide you during the construction of the residence and in the finishing and furnishing of your "Model" home.

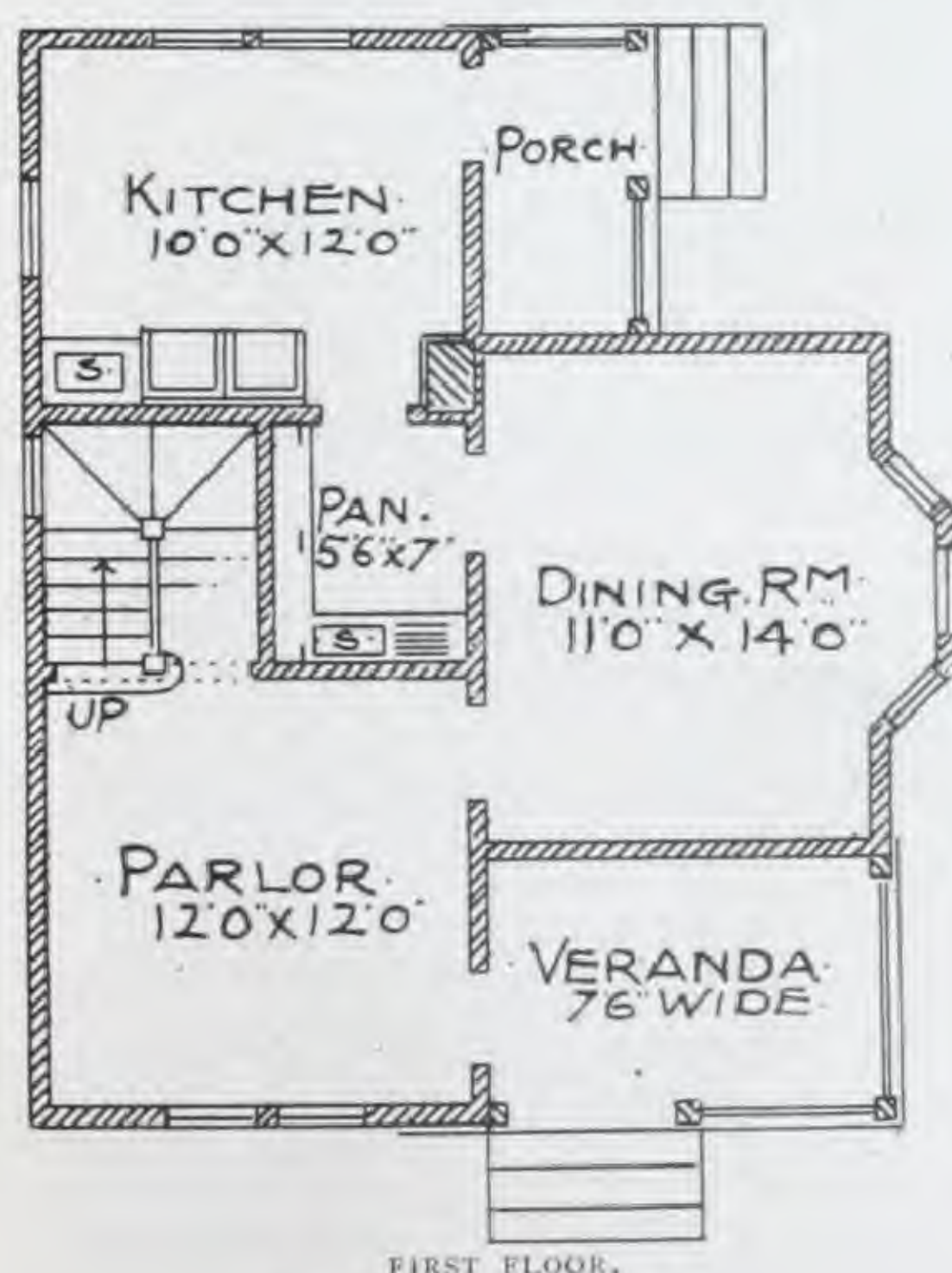
DESIGNS PATENTED * (SEE SUPPLEMENT PAGE B.) How to BUILD, FURNISH AND DECORATE.

"CO-OPERATIVE BUILDING PLAN ASSOCIATION," ARCHITECTS AND PUBLISHERS, 203 BROADWAY AND 164-6-8 FULTON STREET, NEW YORK, N. Y.

Cottage, Design No. 1828



PERSPECTIVE.



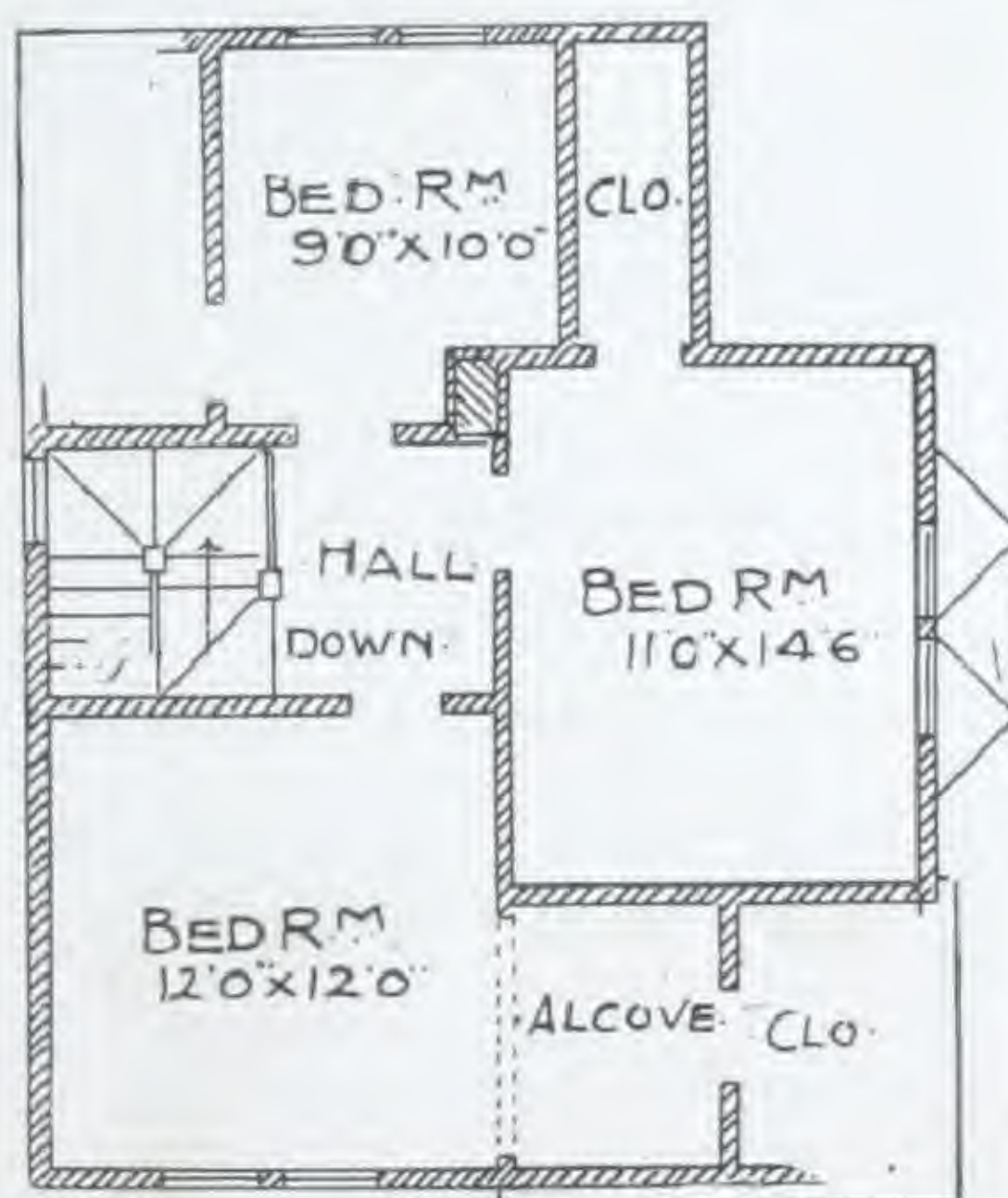
FIRST FLOOR.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 27 ft.; depth, including veranda, 31 ft.

HEIGHTS OF STORIES: First story, 9 ft.; second story 8 ft.



SECOND FLOOR.

EXTERIOR MATERIALS: Foundation, brick walls; first story, clapboards; second story walls, gables, and roofs, shingled.

INTERIOR FINISH: Hard white plaster throughout first and second stories. Plaster centers in parlor and dining-room. All floors and trim of hard pine. Staircase of ash. Kitchen wainscoted. Chair-rail in dining-room. Picture moulding in parlor and dining-room.

NOTES.

Prices for material and labor, on which all costs of structures are based, are given on supplement page B.

Many people think it an unnecessary expense to invest in working plans, etc.; that their builders can draw up plans or follow rough sketches of their own. This is a great error. It would be true economy to pay even five times as much as our charges for proper drawings, etc. Without them mistakes are sure to occur, and to rectify a single mistake often costs much more than the cost of the plans.

It is also impossible to get a low or correct estimate without the working plans and specifications.

Plans may be returned to us if cost exceeds our estimates. (For terms see supplement page B.)

COLORS: All wall shingles are left natural, but finished with preservative. Roof, stained moss green. All trim, veranda floor, rail, etc., buff. Sashes white.

ACCOMMODATIONS: The rooms and their sizes, closets, etc., are shown by the floor plans. No cellar. Attic floored, but otherwise unfinished, with scuttle to same. Two-flue chimney. Portable range, boiler and sink and two tubs in kitchen. Butler's pantry between dining-room and kitchen. Rear porch enclosed with lattice. This residence is particularly suited for the suburbs.

COST: \$1,000, complete. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, detail drawings, etc., \$10.

Price of bill of materials, 5.

FEASIBLE MODIFICATIONS: Cellar may be introduced under whole house with outside entrance and inside entrance from butler's pantry. Fireplace introduced in dining-room. Dining-room bay carried up to second story. Veranda carried around on dining-room side of house. Turned columns introduced on veranda.

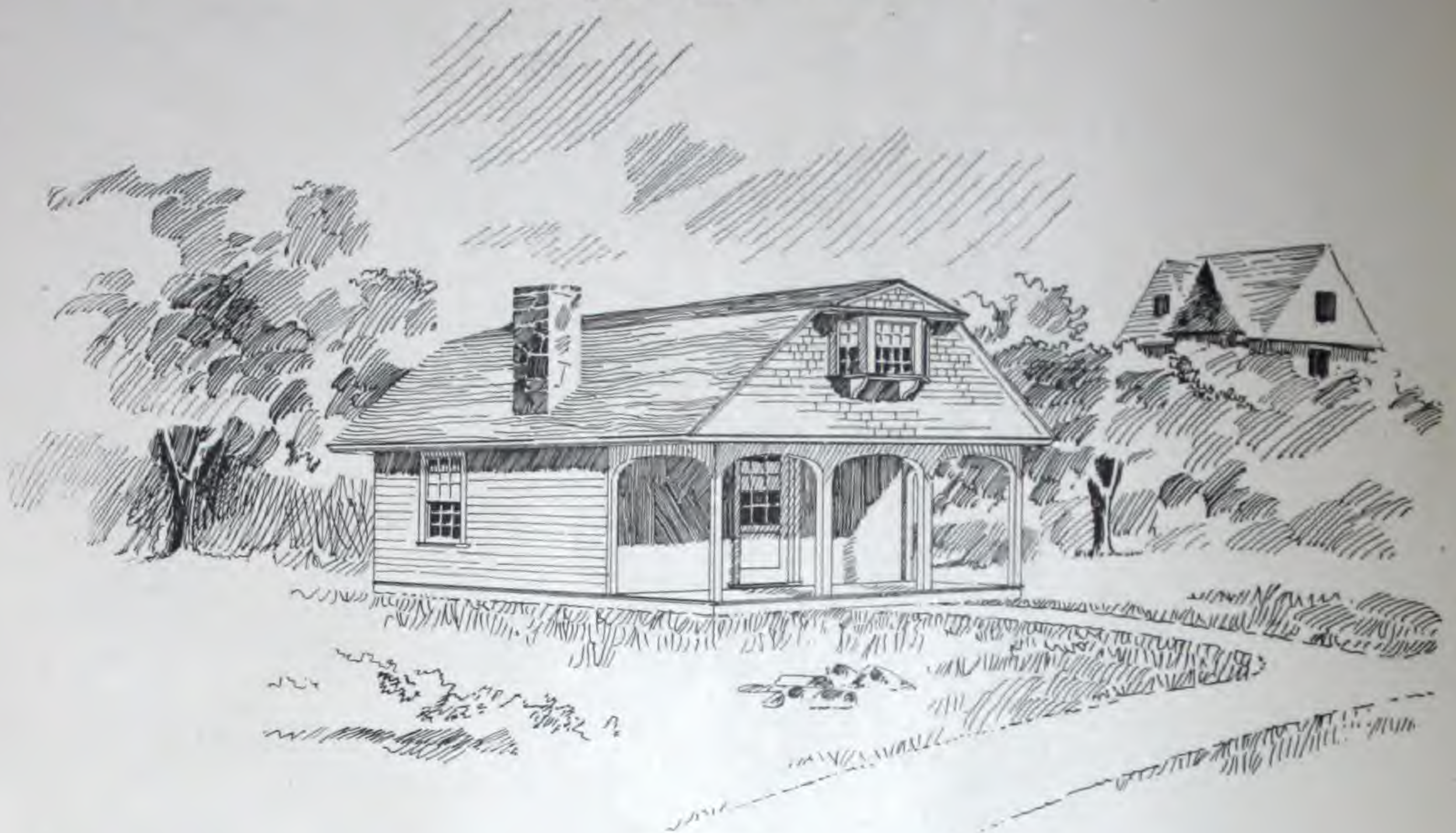
The price for a modified design is greater, according to the extent of alterations desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

A NEW FEATURE.

HEREAFTER, INSTEAD OF FIGURING THE COST OF OUR HOUSES "NOT INCLUDING THE HEATING APPARATUS AND THE PROFIT OF THE CONTRACTOR," WE SHALL SELECT THE BEST MODE OF HEATING FOR EACH DESIGN AND FIGURE SAME IN THE ESTIMATE TOGETHER WITH A FAIR PROFIT FOR THE CONTRACTOR SO THAT THE PRICE STATED WITH EACH DESIGN IS A FIGURE COMPLETE, WHICH THE OWNER CAN SAFELY FEEL WILL INCLUDE EVERYTHING AND THAT THE CONTRACTOR WILL BE PAID A FAIR PROFIT IF HE CONTRACTS WITH THE OWNER AT THAT FIGURE. OF COURSE, IF YOU BUILD BY DAY'S LABOR OUR ESTIMATE IS HIGHER BY 10 TO 15% THAN NECESSARY. OUR ESTIMATES ARE BASED ON NEW YORK PRICES FOR MATERIALS AND LABOR. IN OTHER SECTIONS OF THE U. S. THE COST SHOULD BE LESS.

OUR ESTIMATES ARE GUARANTEED, AS USUAL. (SEE SUPPLEMENT PAGE B.)

Cottage, Design No. 1737

PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 20 ft.; depth, including kitchen, 28 ft. 6 ins.

HEIGHT OF STORY: 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, posts; first story, clapboards; gables and roof, shingles.

INTERIOR FINISH: Interior finished with ceiling boards. Soft wood flooring, trim and stairs. All interior woodwork finished in hard oil varnish.

COLORS: All clapboards, dark green. Trim, white. Shingles left natural for weather stain. Veranda floor and ceiling, oiled.

ACCOMMODATIONS: The arrangement of rooms, closets, etc., is shown by the floor plans. No cellar. Large living-room with broad fireplace of field stone. Broad veranda across front.

COST: \$295. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

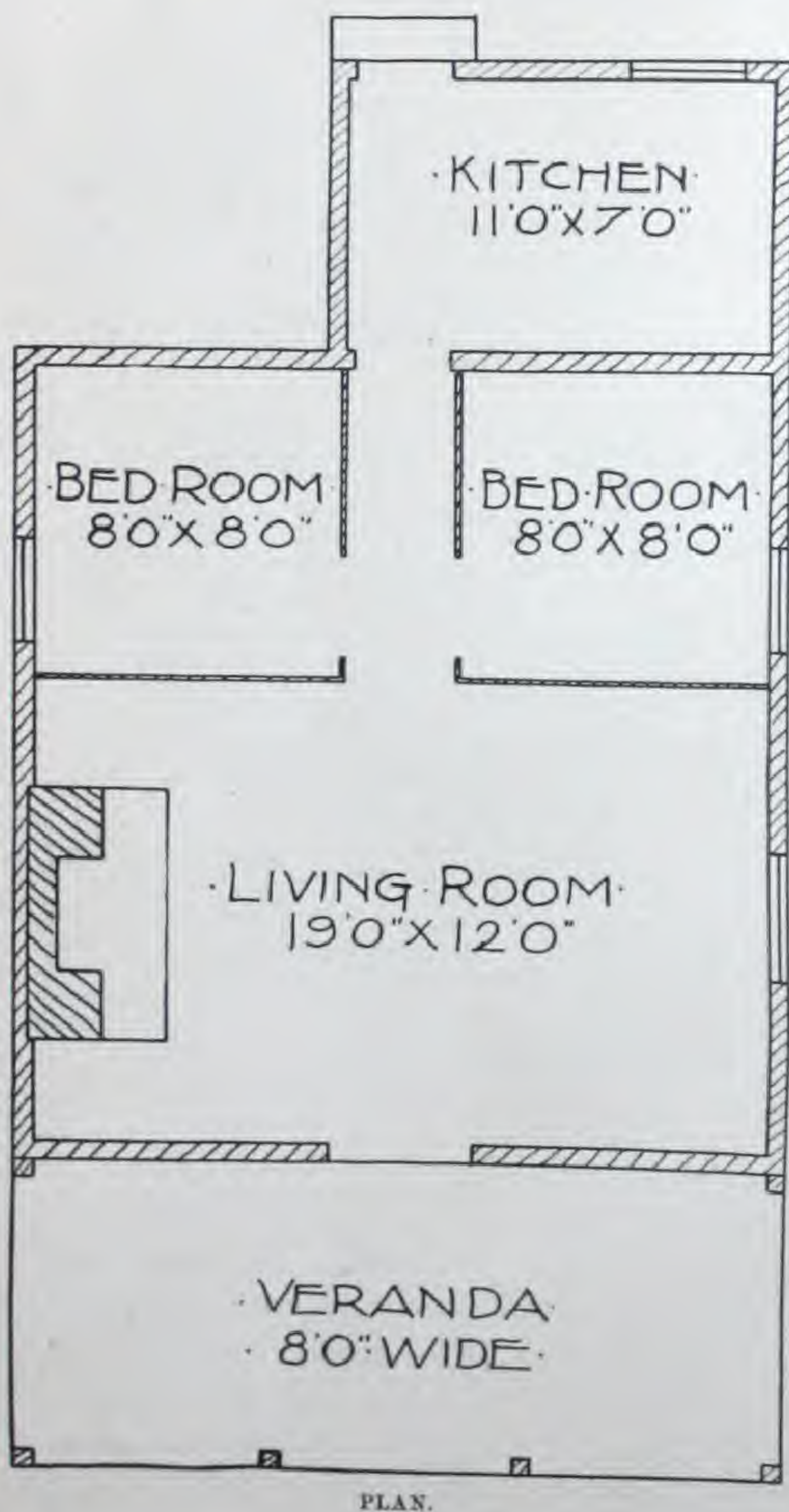
Price of working plans, specifications and details, \$10.

Price of †† bill of materials, 5.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. A cellar may be added under a portion or the whole of the house, or a circular cellar may be used. Veranda may be carried around entire building.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, "Co-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



Cottage, Design No. 1738



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (†† etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 23 ft. 6 ins.; depth, 24 ft. 6 ins.

HEIGHT OF STORY: 9 ft.

EXTERIOR MATERIALS: Foundation, posts; first story walls, clapboards; roof, shingles.

INTERIOR FINISH: No plaster. All woodwork dressed to show. Flooring and trim, N. C. pine. All interior woodwork finished with one coat of hard oil varnish.

COLORS: Trim, including water-table, cornices, casings, veranda posts, white. Clapboards on side walls, buff. Shingles on roof left natural for weather stain. Sashes, dark green. Outside doors, piazza floor and rafters, etc., oiled.

ACCOMMODATIONS: The general arrangement of living-room and bedrooms, closets, etc., is shown by the floor plan. No cellar, blinds or plumbing. Large, wide seat in hall and attractive arrangements of windows. This design is admirably adapted for a summer or mountain cottage.

COST: \$350. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

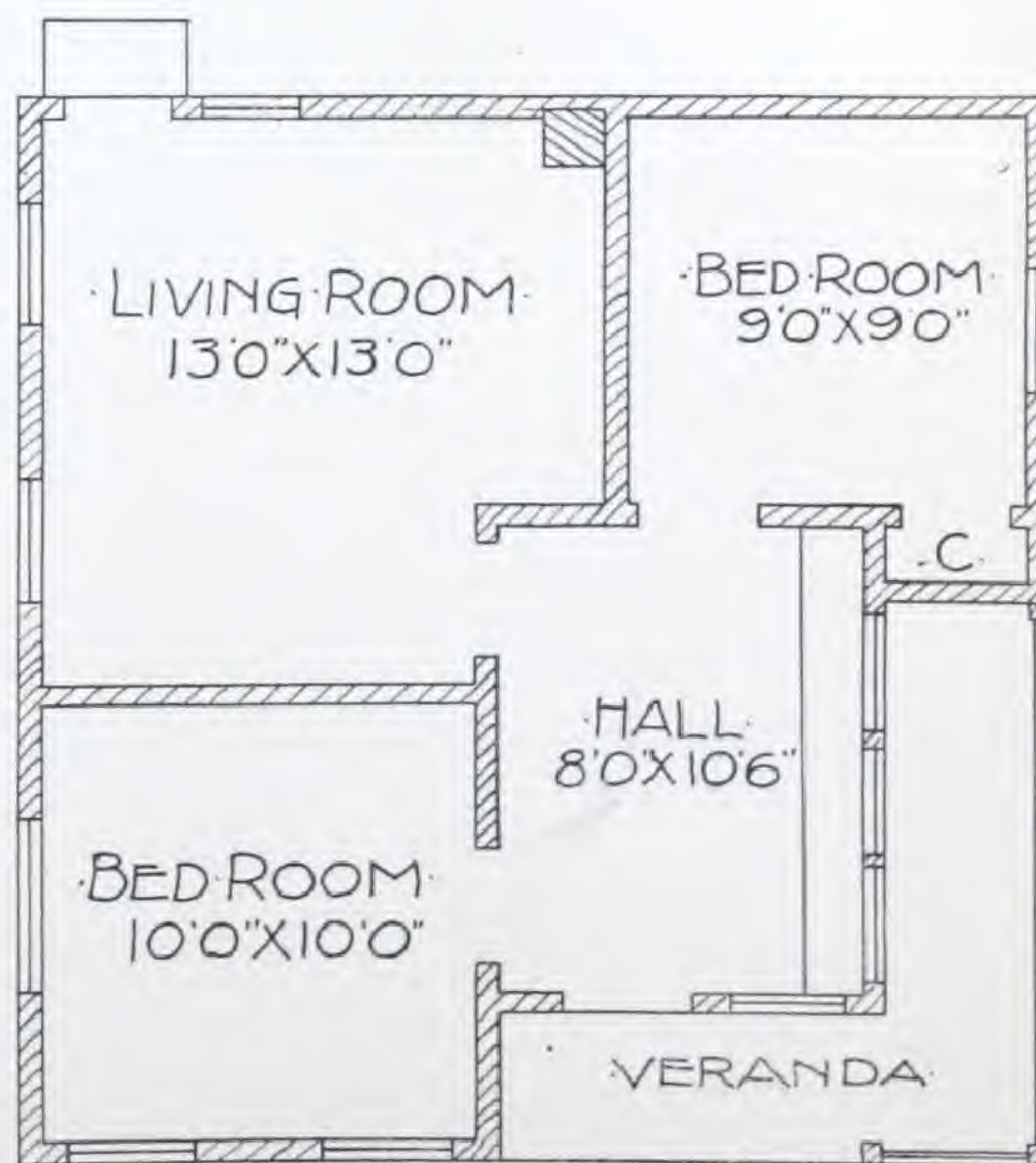
Price of working plans, specifications and details, . . . \$10.

Price of †† bill of materials, . . . 5.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. A brick or stone cellar may be placed under the whole or portion of house, with inside and outside entrances. Veranda may be carried around house. A kitchen extension about 12 x 12 may be placed back of living-room at an additional cost of \$75.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton St., New York, N. Y.

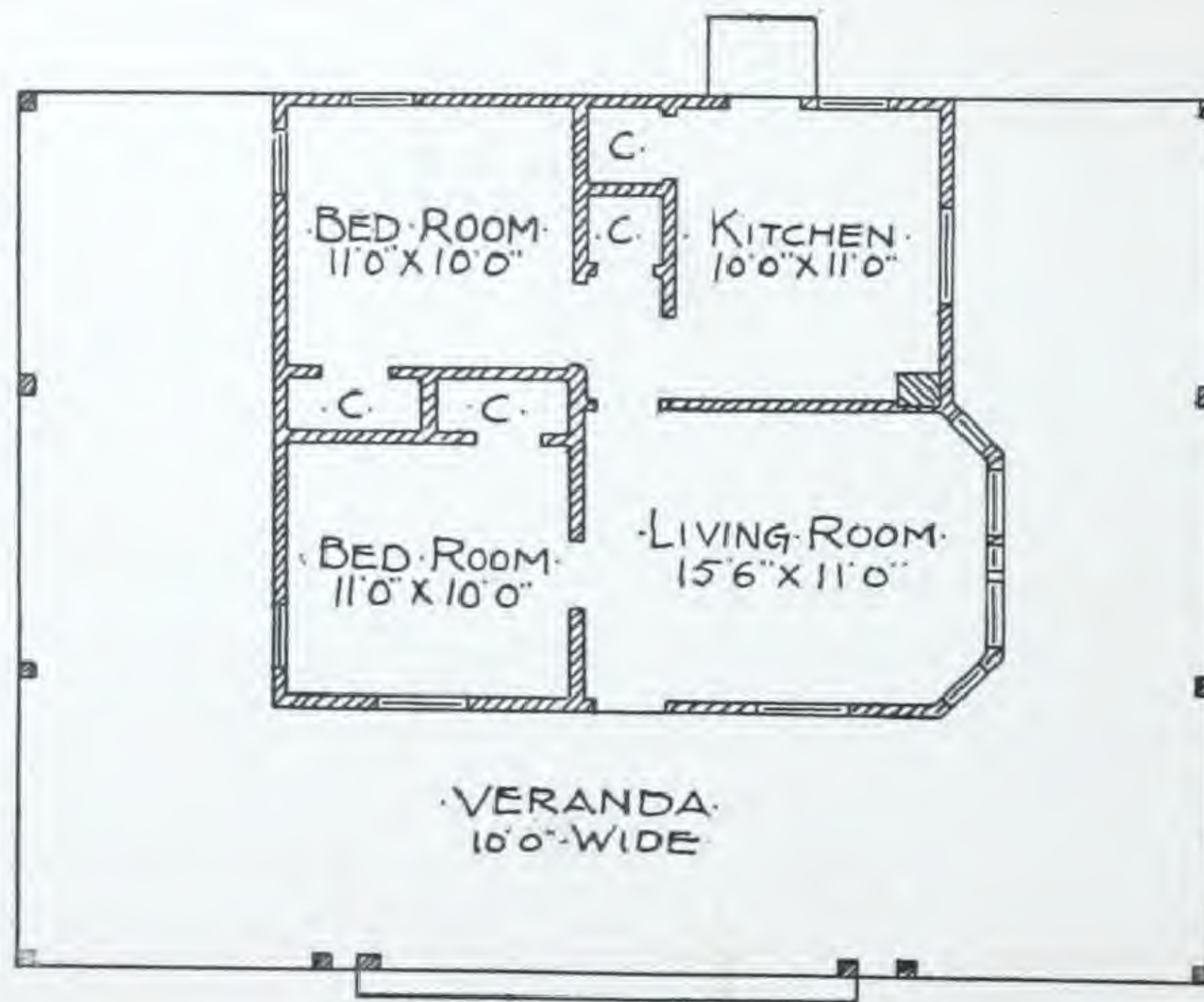


PLAN.

Cottage, Design No. 1741



PERSPECTIVE.



PLAN.

DESCRIPTION.

For explanation of all symbols († ‡ etc.,) see supplement page B.

GENERAL DIMENSIONS: Width, not including veranda, 28 ft.; depth, not including veranda, 23 ft. 6 ins.

HEIGHT OF STORY: 10 ft.

EXTERIOR MATERIALS: Foundation, posts; first story, clapboards; gables and roof, shingles.

INTERIOR FINISH: All studding and loft floor joists are dressed and exposed, and loft floor is dressed on the under side to form ceiling of first story. All interior woodwork to be finished in hard oil.

COLORS: Body of first story, silver gray. Trim, including water-table, casings, veranda rail, outside doors, etc., ivory white. Veranda floor and ceiling, oiled. All shingles left natural.

ACCOMMODATIONS: The arrangement of rooms and their sizes, closets, etc., are shown by the floor plan. Ample veranda extending entirely around three sides of house. Ample closet space. Kitchen has flue for portable range.

COST: \$450. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and details, . . . \$10.
Price of ‡ bill of materials, . . . 5.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be introduced under a portion or the whole of house. Wide opening may be introduced between living-room and bedroom.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Cottage, Design No. 1739



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols († ‡ etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 25 ft.; depth, 35 ft.
HEIGHT OF STORY: 9 ft.

EXTERIOR MATERIALS: Foundation, posts; first story, clapboards; gables and roof, shingles.

INTERIOR FINISH: Soft wood flooring. Interior walls are not plastered, but studding and all woodwork is dressed and exposed to view and finished with hard oil varnish.

COLORS: Clapboards, front door panels and veranda floor, light brown. Trim and front door framing for panels, dark brown. Roof shingles dipped in and brush coated with dark red stain. Sashes, dark red. Wall shingles dipped and brush coated with sienna stain.

ACCOMMODATIONS: The general arrangement is shown by the floor plan. There is no cellar. Large living-room with neat front porch opening on same. Kitchen has flue for range, and large closet. This is an appropriate design for a fishing camp, shooting lodge, or summer residence.

COST: \$500. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

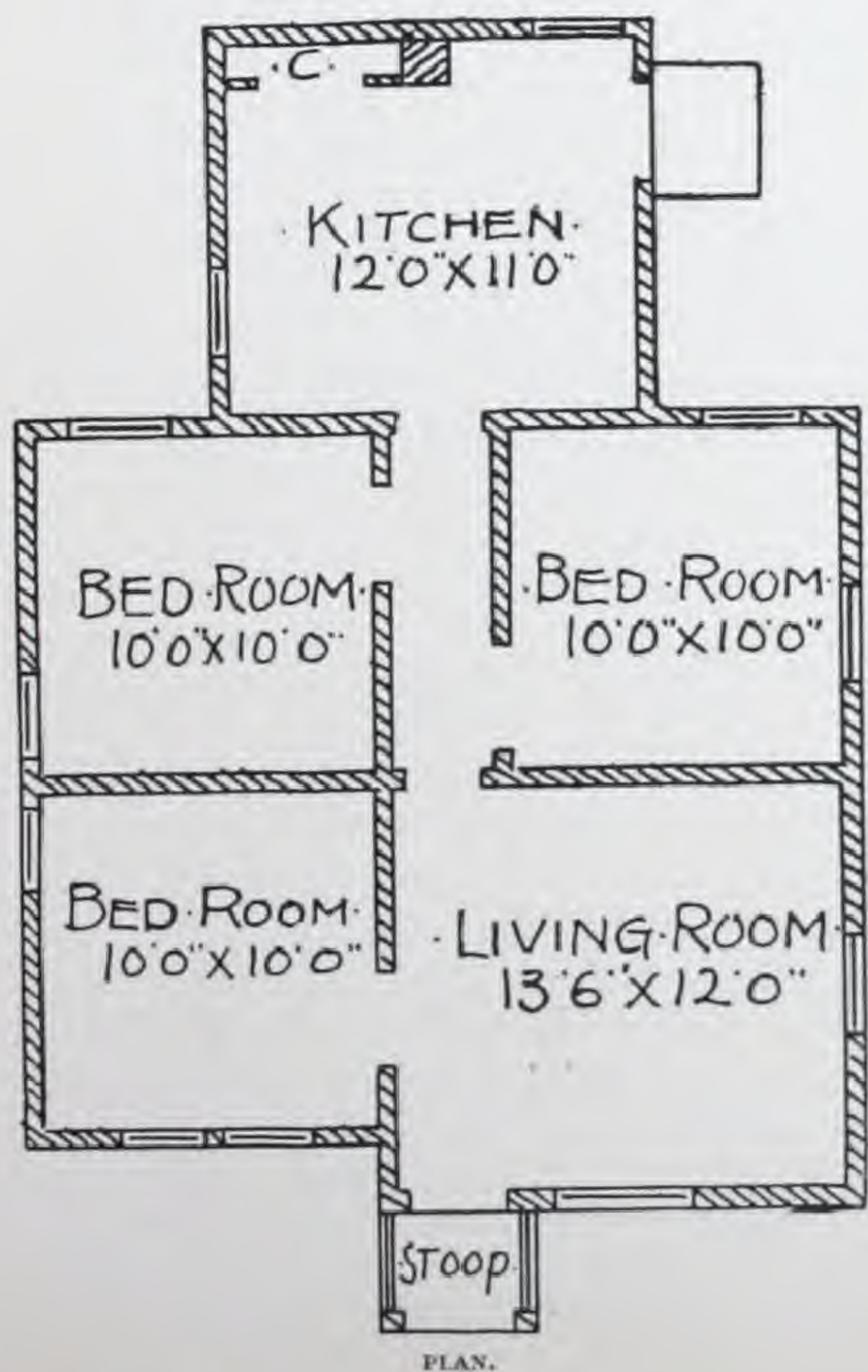
Price of working plans, specifications and details, \$10.

Price of ‡ bill of materials, 5.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be put under part or whole of house. Porch may be extended around house, forming an attractive veranda.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



Cottage, Design No. 1740



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols († † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 35 ft.; depth, 27 ft. 6 ins.

HEIGHT OF STORY: 10 ft.

EXTERIOR MATERIALS: Foundation, posts; first story, clapboards; gables and roof, shingles.

INTERIOR FINISH: Flooring and trim, white pine. No plaster. The studs and joists are dressed and varnished; wall and ceiling spaces between timbers are filled with heavy paper secured to the sheathing. The under side of the attic floor is dressed and varnished; the first floor is varnished, intended for the use of rugs.

COLORS: Clapboards, Colonial yellow. Trim, cornice, veranda posts, white. Shingles on gables, light sienna. Roof, red. Veranda floor and ceiling, oiled.

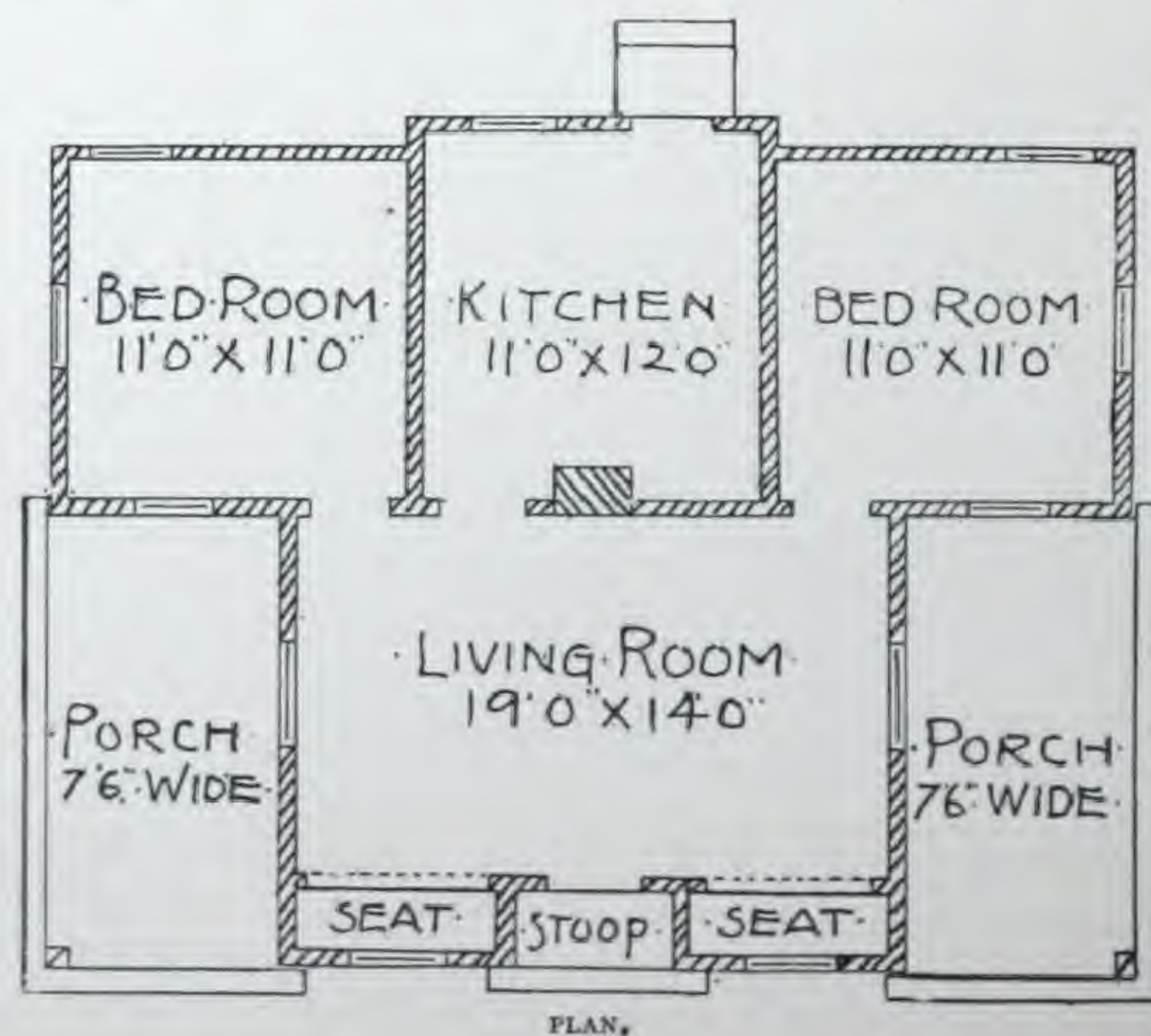
ACCOMMODATIONS: All the rooms and their sizes are shown by the floor plan. No cellar nor attic. Artistic arrangement of seats in living-room. Large porches. Kitchen has flue for range.

COST: \$500. The estimate is based on † New York prices for materials and labor.

Price for working plans, specifications and details, . . . \$10.

Price of †† bill of materials, . . . 5.

FEASIBLE MODIFICATIONS: Height of story, sizes of rooms, materials and colors may be changed. Walls and ceilings may be plastered. Stained glass may be introduced in front door and in upper sashes. Fire-place may be introduced in living-room.



PLAN.

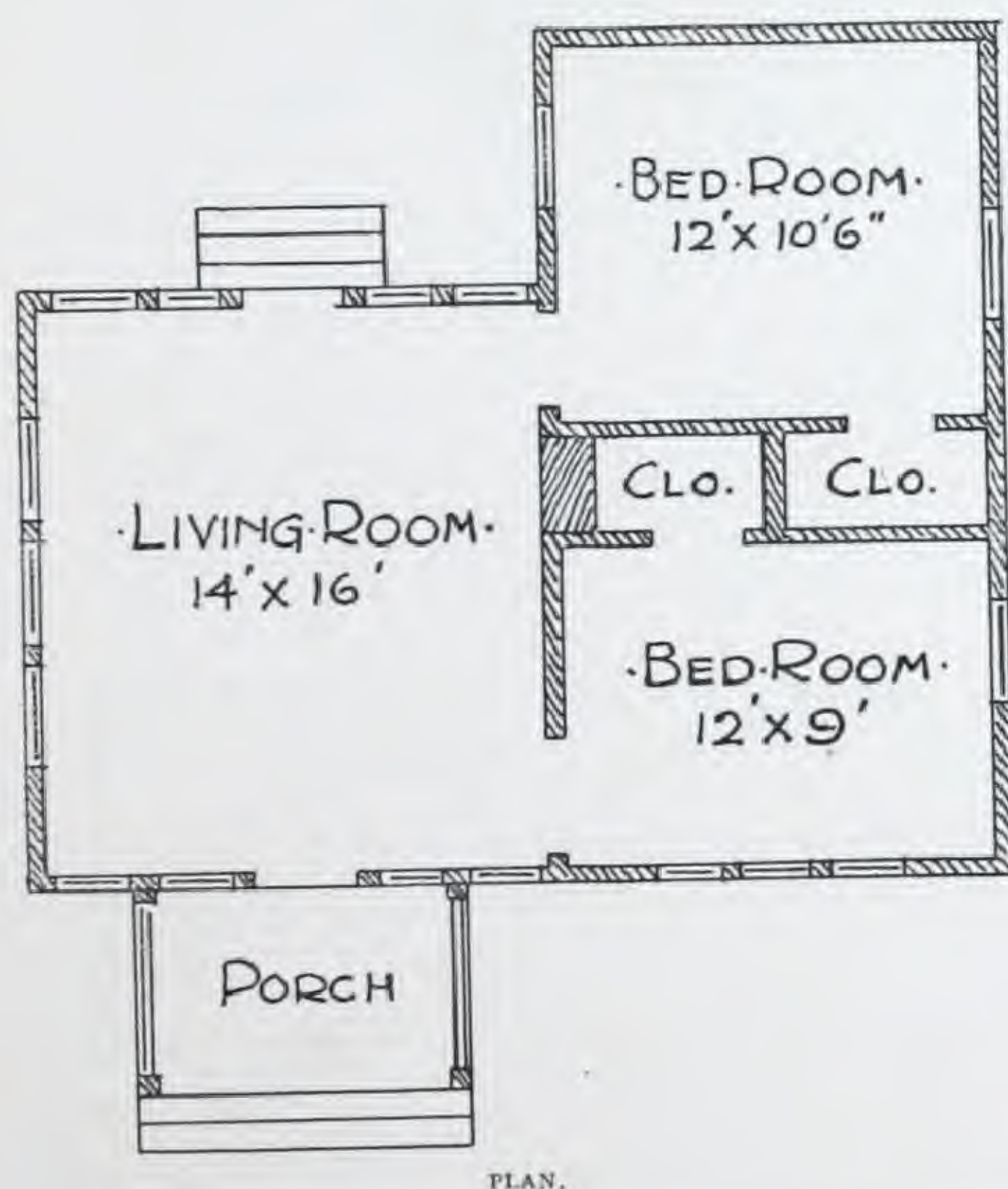
The price for a modified design is greater, according to the alterations required, and will be made known upon application to the Architects.

Address, "Co-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Cottage or Gate Lodge, Design No. 1714



PERSPECTIVE.



PLAN.

DESCRIPTION.

For explanation of all symbols († † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 27 ft. 6 ins.; depth, 24 ft., not including porch.

HEIGHT OF STORY: 9 ft.

EXTERIOR MATERIALS: Foundation, posts; first story, cement panels; roof, shingles.

INTERIOR FINISH: All joints and studing planed and oiled. Partitions formed of ceiling boards.

COLORS: Cement, gray; woodwork, dark brown; roof, dark green.

ACCOMMODATIONS: The house is designed for a lodge or summer cottage. No plumbing. Large closets to two rooms and chimney for cooking and heating stoves. House can be plastered and trimmed for all-the-year use for about \$100 extra.

Exterior is picturesque and building is well adapted for a wooded location.

COST: \$600, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, . . . \$10.

Price of †† bill of materials, . . . 5.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

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NOTES.

Prices for material and labor, on which all costs of structures are based, are given on supplement page B.

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It is also impossible to get a low or correct estimate without the working plans and specifications.

Plans may be returned to us if cost exceeds our estimates. (For terms see supplement page B.)

A NEW FEATURE.

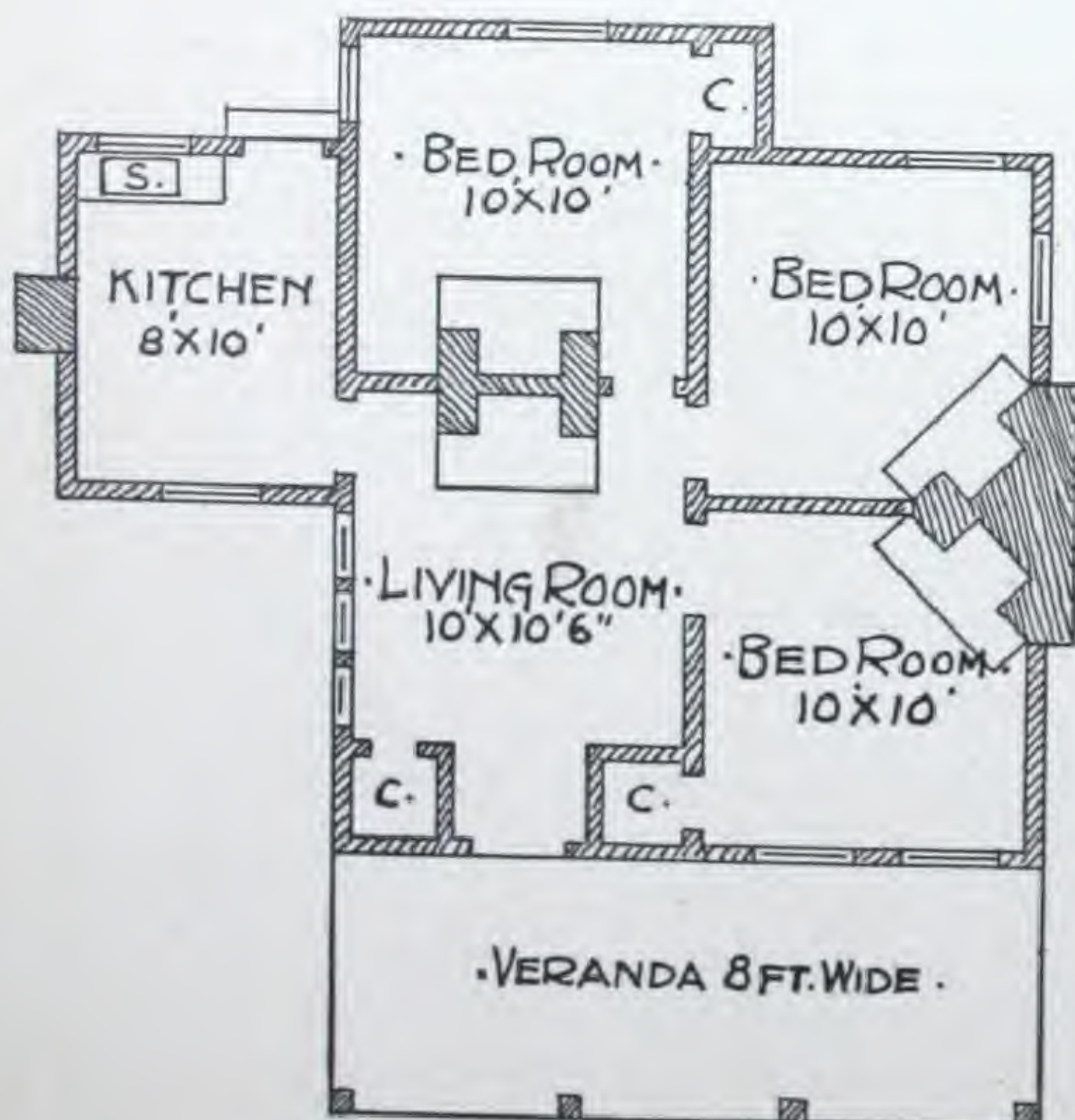
HEREAFTER, INSTEAD OF FIGURING THE COST OF OUR HOUSES "NOT INCLUDING THE HEATING APPARATUS AND THE PROFIT OF THE CONTRACTOR," WE SHALL SELECT THE BEST MODE OF HEATING FOR EACH DESIGN AND FIGURE SAME IN THE ESTIMATE TOGETHER WITH A FAIR PROFIT FOR THE CONTRACTOR SO THAT THE PRICE STATED WITH EACH DESIGN IS A FIGURE COMPLETE, WHICH THE OWNER CAN SAFELY FEEL WILL INCLUDE EVERYTHING AND THAT THE CONTRACTOR WILL BE PAID A FAIR PROFIT IF HE CONTRACTS WITH THE OWNER AT THAT FIGURE. OF COURSE, IF YOU BUILD BY DAY'S LABOR OUR ESTIMATE IS HIGHER BY 10 TO 15% THAN NECESSARY. OUR ESTIMATES ARE BASED ON NEW YORK PRICES FOR MATERIALS AND LABOR. IN OTHER SECTIONS OF THE U. S. THE COST SHOULD BE LESS.

OUR ESTIMATES ARE GUARANTEED, AS USUAL. (SEE SUPPLEMENT PAGE B.)

Cottage, Design No. 1715



PERSPECTIVE.



PLAN.

DESCRIPTION.

For explanation of all symbols (+ tt etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 30 ft.; depth, 25 ft., not including veranda.

HEIGHT OF STORY: 9 ft.

EXTERIOR MATERIALS: Foundation, posts; first story and roof, shingles.

INTERIOR FINISH: Flooring, N. C. pine. Walls and ceilings throughout, N. C. pine ceiling boards. Trim, N. C. pine.

COLORS: Side walls, dark green. Roof, dark red.

ACCOMMODATIONS: The building is designed for a summer cottage or gate lodge. Sink and flue for range in kitchen. Fireplace in all main rooms. Ample closet space. Large veranda across entire front. Picturesque exterior. Rooms so arranged that there is a good circulation of air throughout.

COST: \$650, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

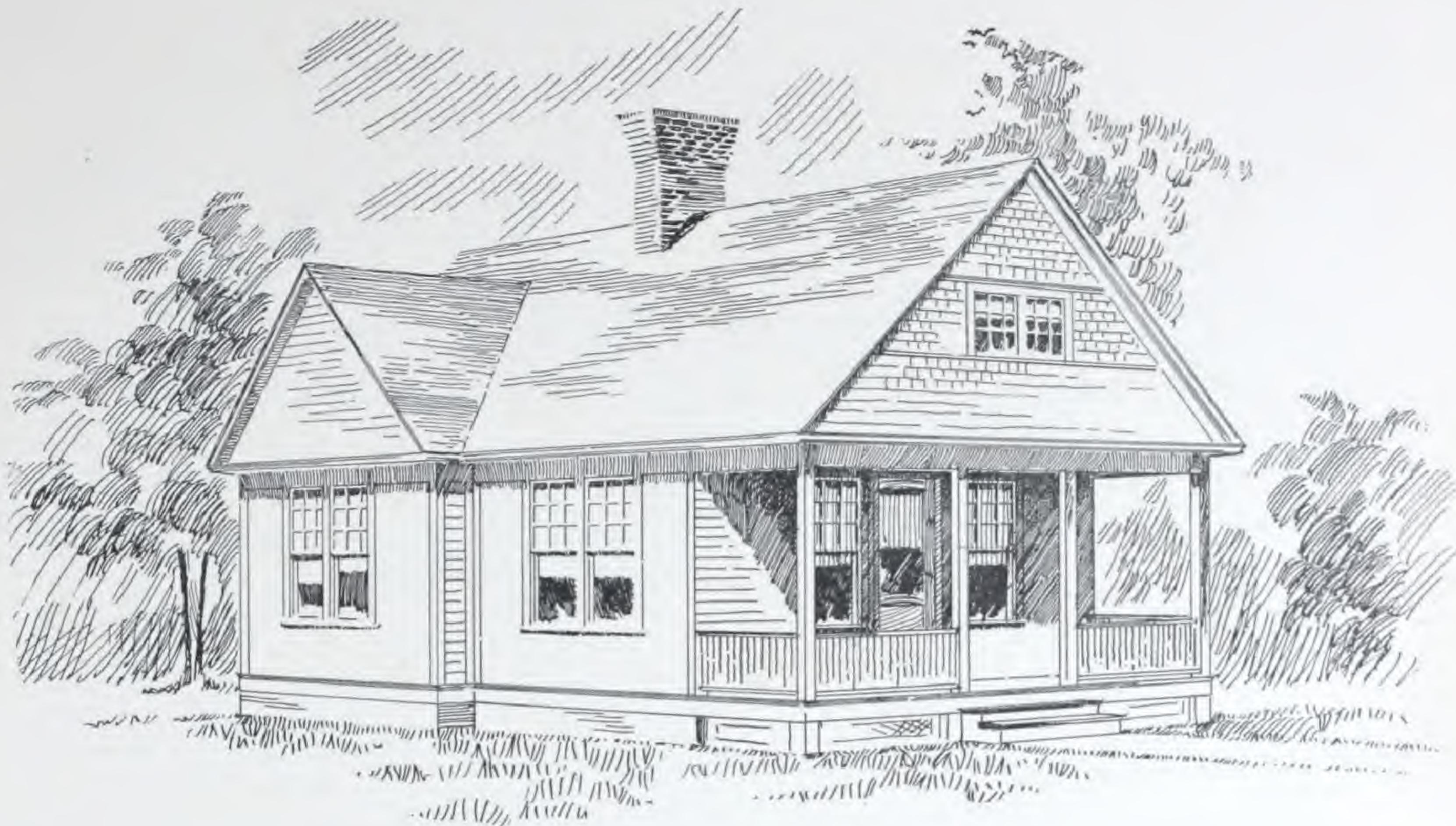
Price of working plans, specifications and detail drawings, . . . \$10.

Price of †† bill of materials, . . . 5.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Cottage, Design No. 1746



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols († ‡ etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 21 ft. 6 ins.; depth, including veranda, 36 ft.

HEIGHT OF STORY: 9 ft.

EXTERIOR MATERIALS: Foundation, posts or piers; first story, clapboards; gables, dormers and roofs, shingles.

INTERIOR FINISH: Hard white plaster. Soft wood flooring, trim and stairs. Interior wood-work finished with hard oil.

COLORS: Body, Colonial yellow. Trim, ivory white. Shingles in gables, oiled. Roofs left natural. Sashes, dark red. Blinds, Colonial yellow. Veranda floor and ceiling, oiled.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plan. Fireplace in all rooms.

COST: \$700. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

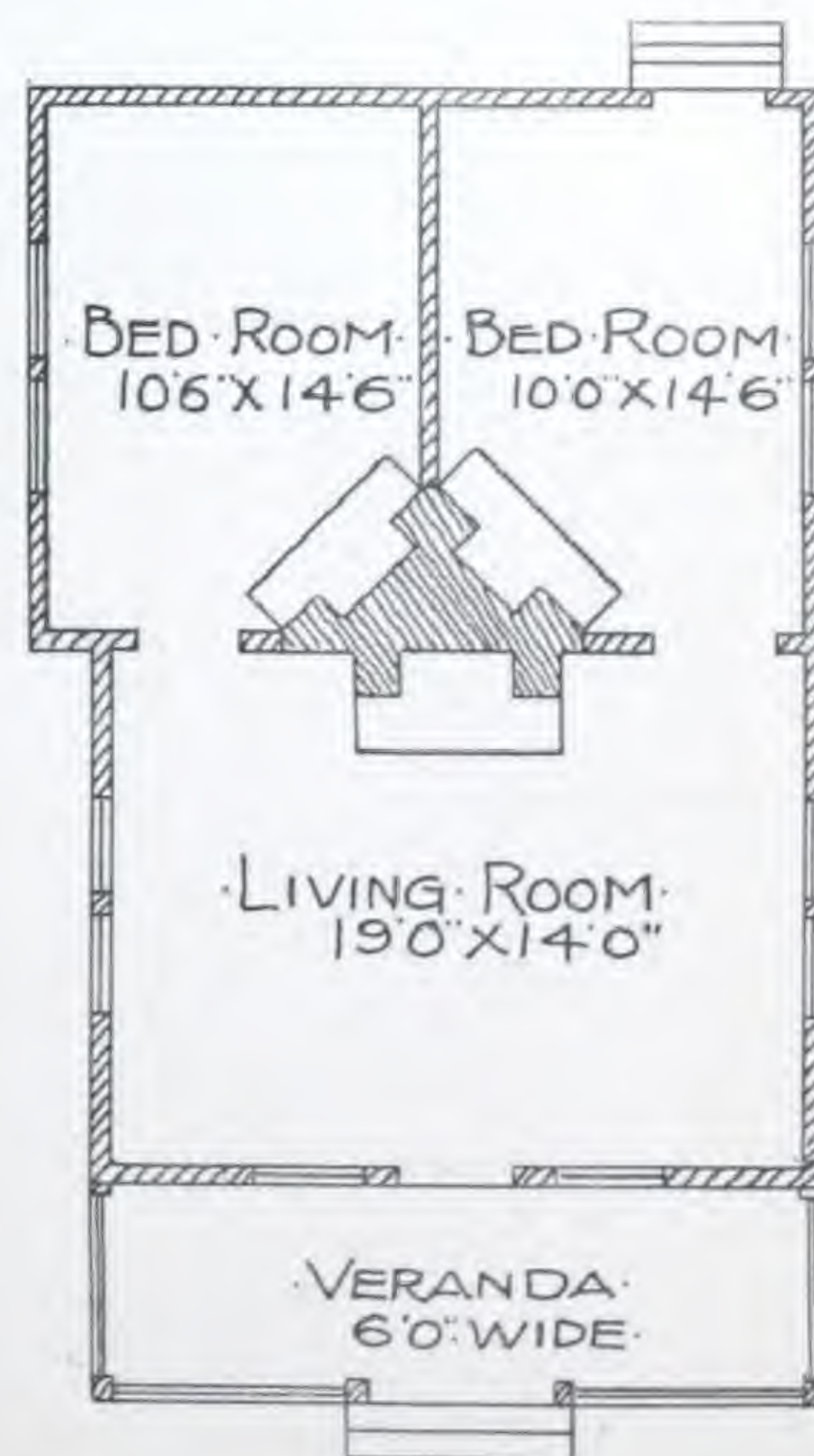
Price of working plans, specifications and details, \$10.

Price of ‡ bill of materials, 5.

FEASIBLE MODIFICATIONS: Height of story, general dimensions, materials and colors may be changed. Cellar may be placed under part or whole of house, or a circular cellar may be built. The parlor may be enlarged by a bay-window encroaching upon the veranda.

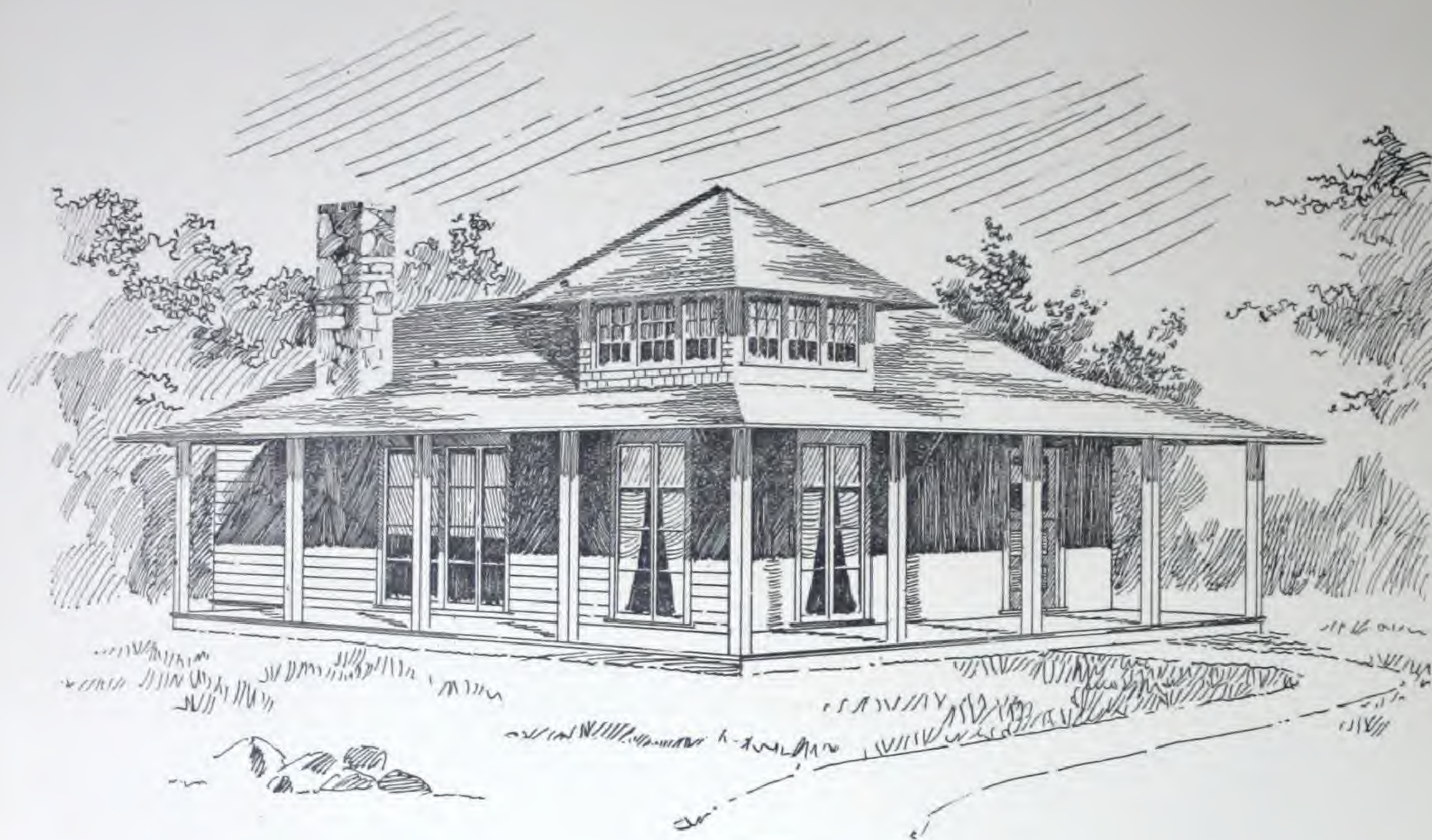
The price for working plans, specifications, etc., for a modified design is greater, varying according to alterations required, and will be made known upon application to the Architects.

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PLAN.

Cottage, Design No. 1745



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols († ‡ etc.) see supplement page B.

GENERAL DIMENSIONS: Width, including veranda, 36 ft.; depth, including veranda, 44 ft.

HEIGHT OF STORY: 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, posts; first story, clapboards; tower and roof, shingles.

INTERIOR FINISH: Soft wood flooring and trim. Interior walls are not plastered, but finished with red building paper. Studding and all woodwork is dressed and exposed to view and finished with hard oil varnish. Partitions ceiled with N. C. pine ceiling boards.

COLORS: Clapboards, front door and veranda floor, light brown. Trim, dark brown. Roof shingles dipped in and brush coated with dark red paint. Sashes, dark red. Rafters and ceiling of veranda, varnished. Wall shingles of tower dipped and brush coated with sienna stain.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plan. There is no cellar. Fireplace with brick mantel and wood shelf of quaint design is artistic, yet simple enough to be made by an ordinary mechanic; its cost is included in the estimate. This is an appropriate design for a fishing camp, shooting lodge or summer residence. Large kitchen with sink. Closets for all rooms.

COST: \$750. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

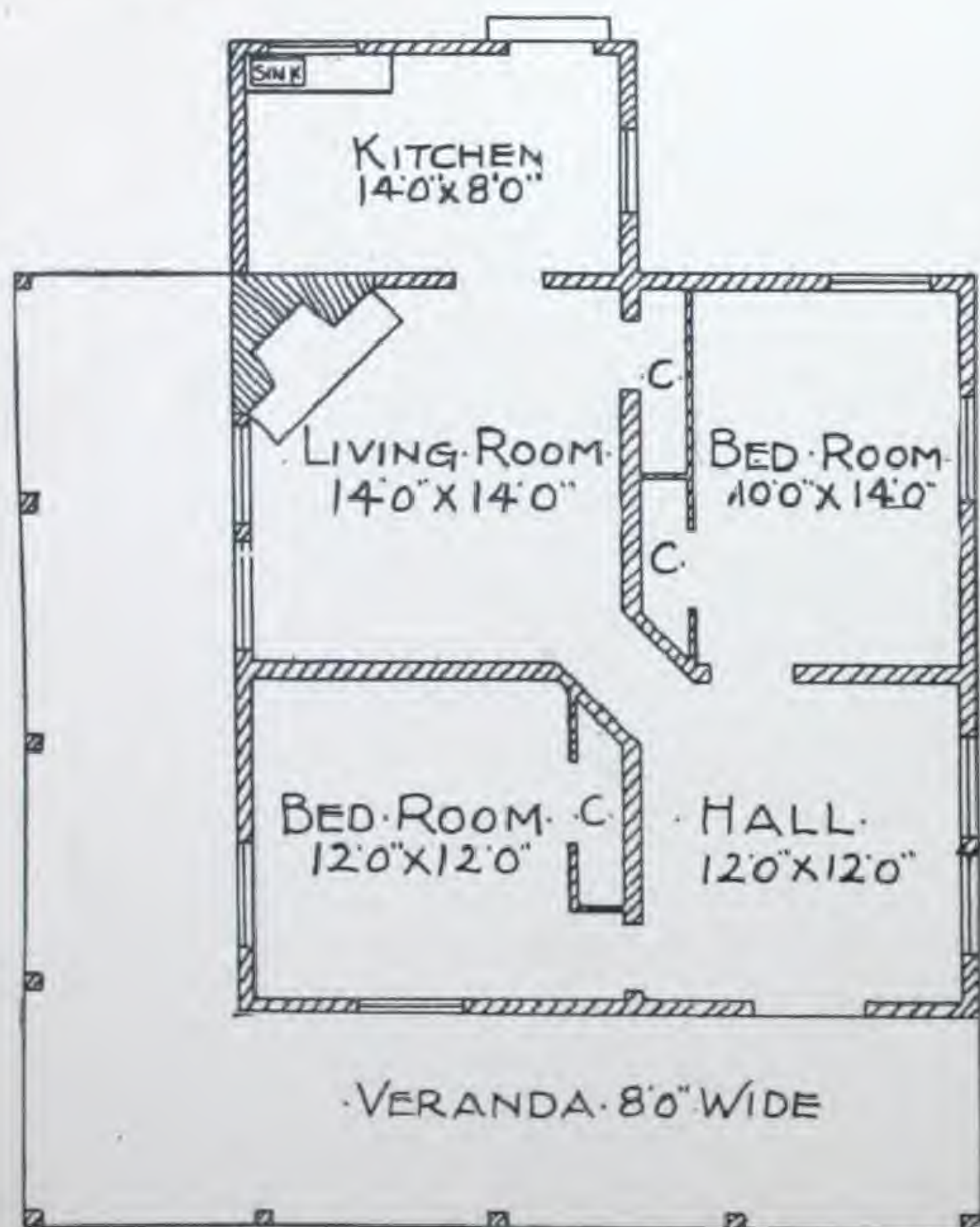
Price of working plans, specifications and details, . . . \$10.

Price of † bill of materials, . . . 5.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be put under part or whole of house. Veranda may be reduced or extended.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

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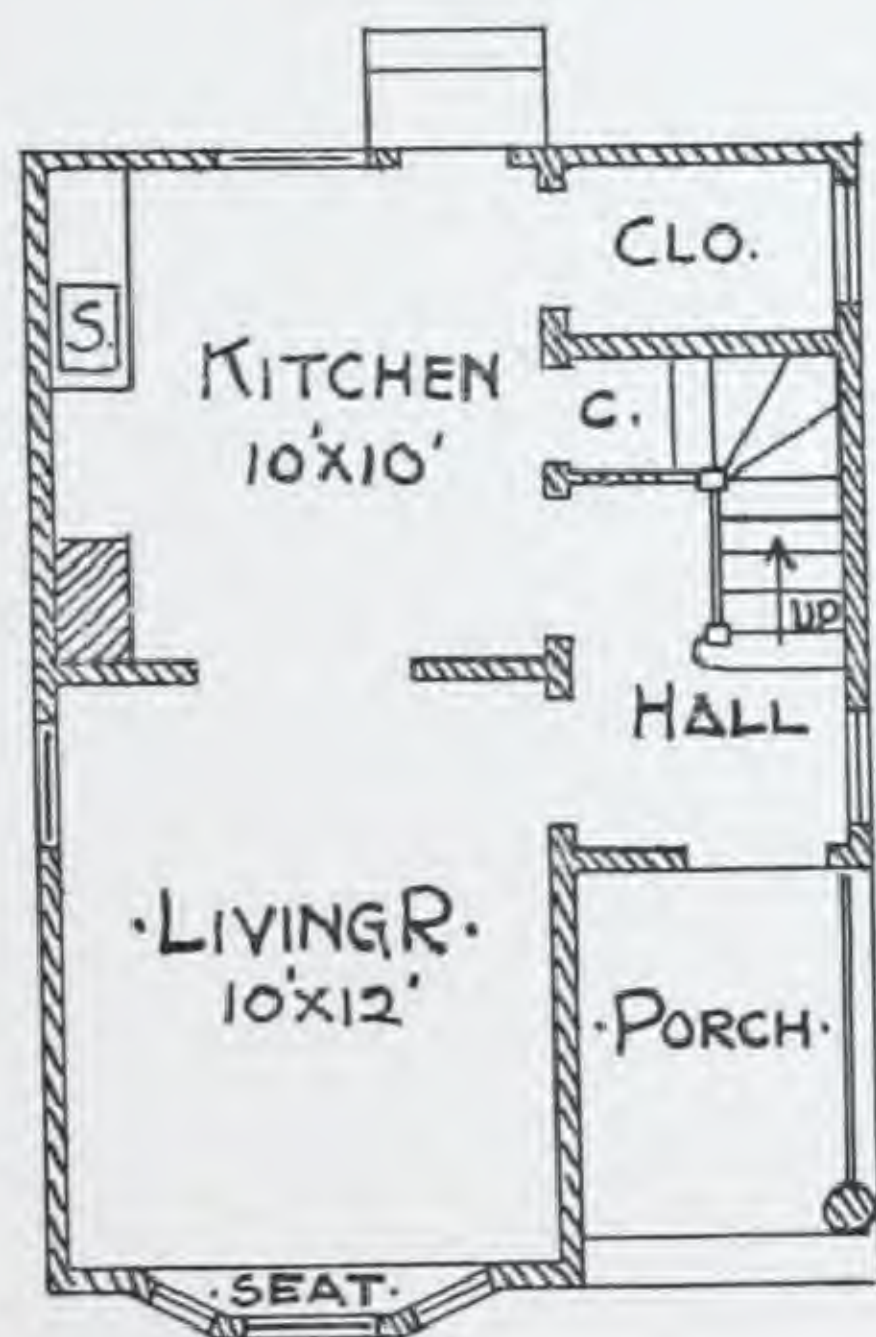


PLAN.

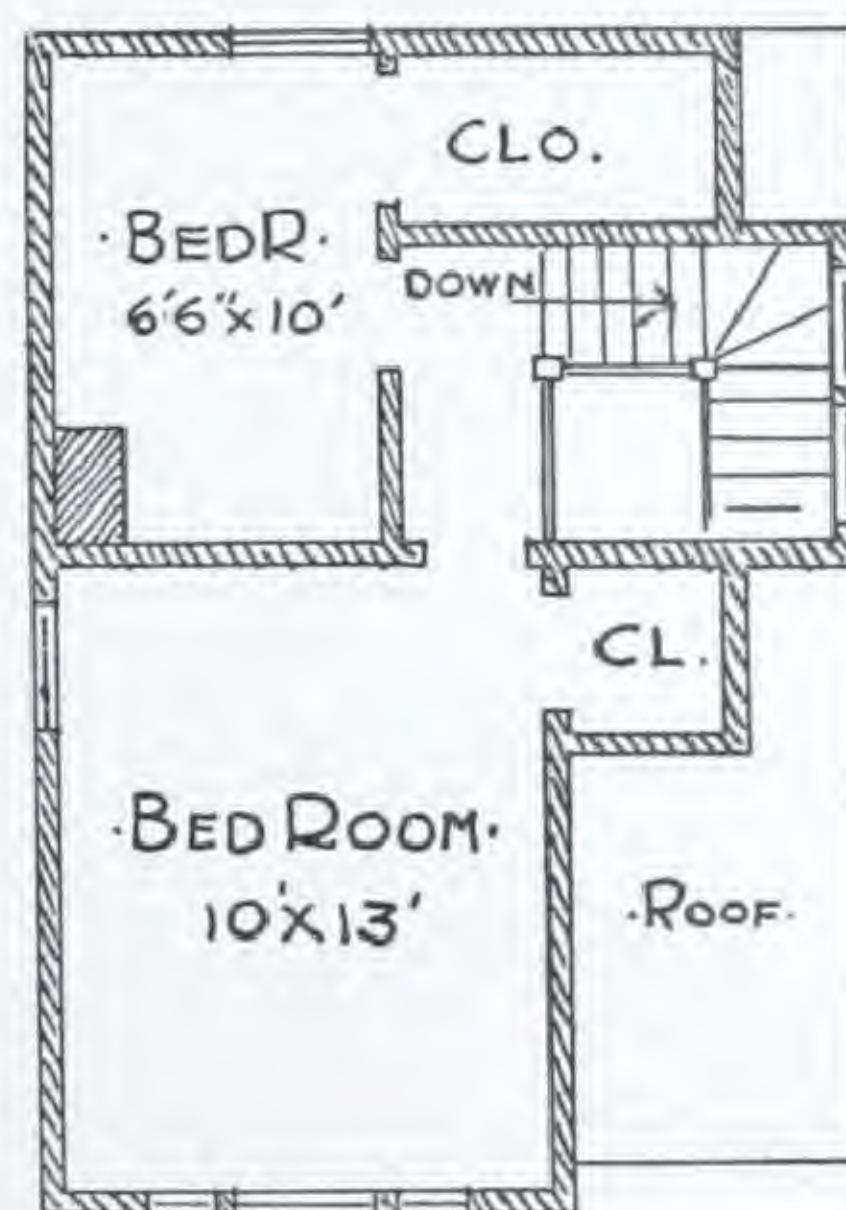
Cottage, Design No. 1716



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols († etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 17 ft.; depth, including bay, 24 ft. 6 in.

HEIGHTS OF STORIES: First story, 8 ft. 6 ins.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, posts; first story, clapboards; second story and roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim, white wood. Flooring, white pine. Staircase, white wood.

COLORS: Clapboards, dark red. Shingles, moss green. Trim, dark green. Roof shingles left natural.

ACCOMMODATIONS: The arrangement of rooms, closets, etc., is shown by accompanying floor plans. Sink and portable range in kitchen. Attractive bay window seat in parlor. Large closets to kitchen and bedrooms. House suitable for a narrow lot. No bath-room or cellar. Small storage space in loft.

COST: \$800, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, . . . \$10.

Price of †† bill of materials, 5.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Cottage, Design No. 1747



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols († etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 23 ft.; depth, 27 ft.

HEIGHTS OF STORIES: Cellar, 6 ft. 6 ins.; first story, 8 ft.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story, gables and roof, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish. Soft wood flooring, trim and stairs. Interior woodwork grain filled and finished in hard oil varnish.

COLORS: Clapboards, light buff. Trim, including water-table, corner boards, cornices, casings, bands, porch rail, etc., white. Outside doors and conductors, maroon. Sashes, dark red. Shingles on side walls, oiled. Shingles on roof left natural for weather stain. Porch floor and ceiling, oiled.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc.,

are shown by the floor plans. Cellar under half of house. Sink and range in kitchen. Large closets.

COST: \$800. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

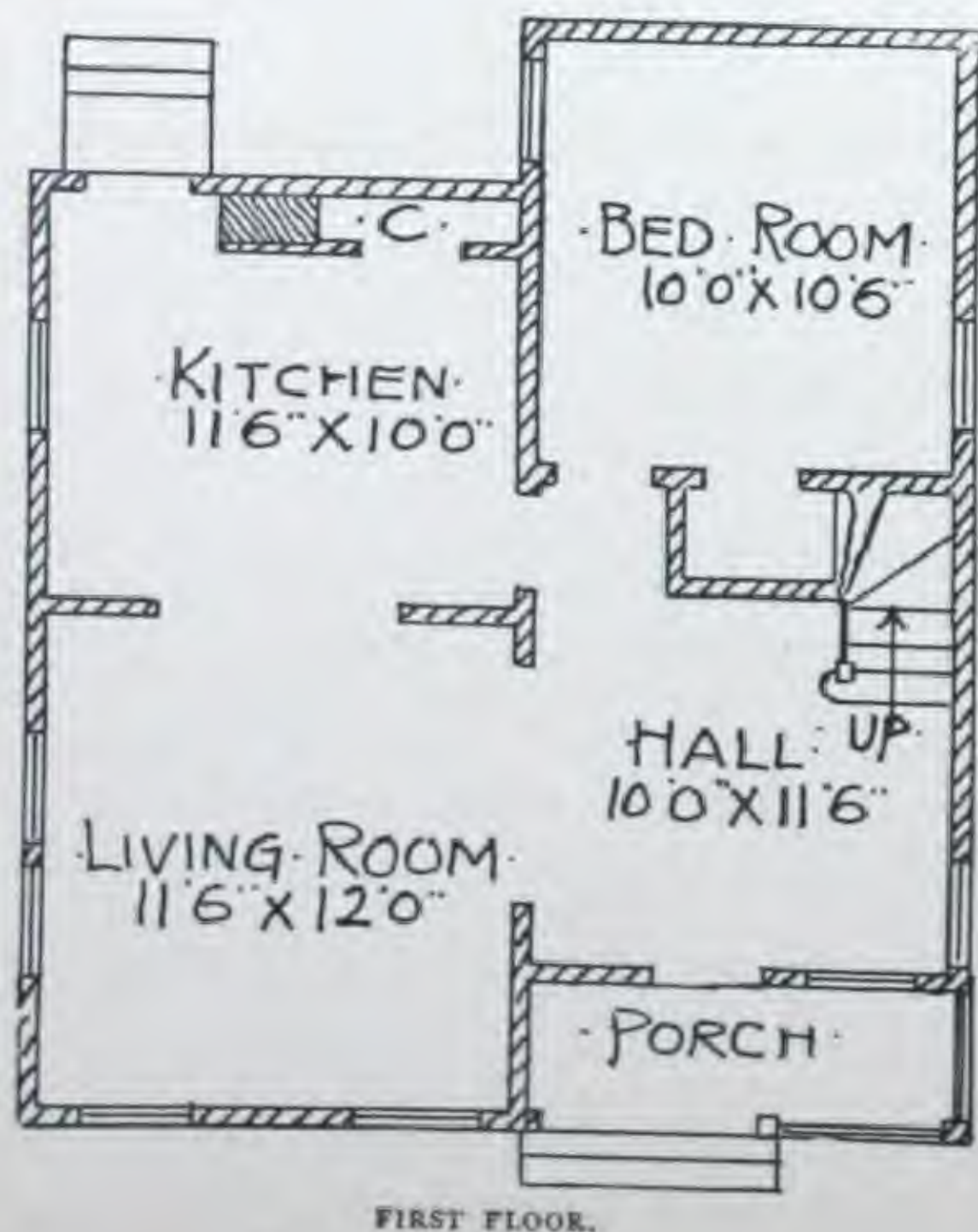
Price of working plans, specifications and details, . . . \$10.

Price of † bill of materials, . . . 5.

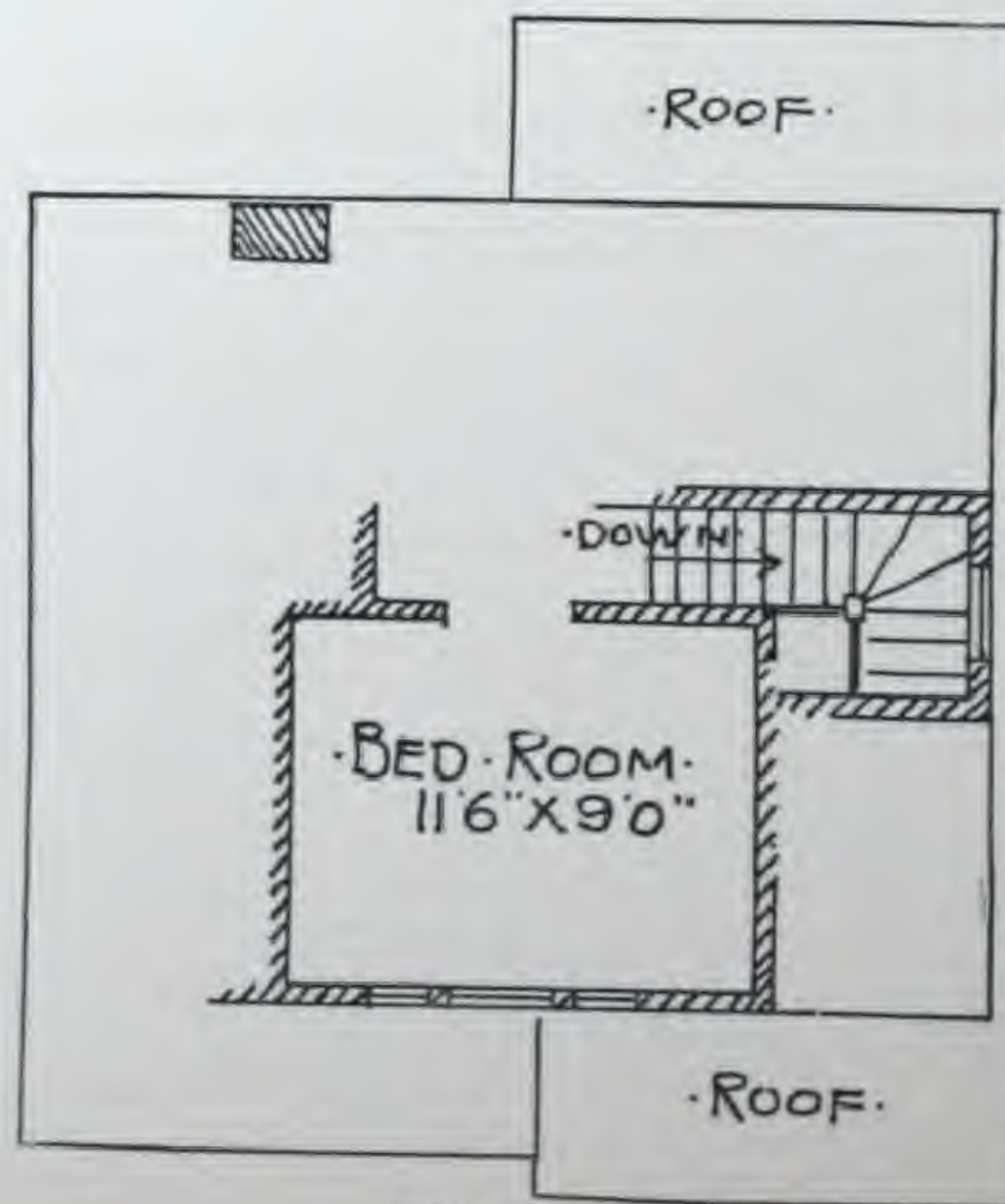
FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Portière opening may be made to connect hall and parlor. Cellar may be placed under whole of house, with inside and outside entrance and concrete floor. Porch may be extended across front and around sides. Second story may be enlarged for an extra room and bath.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



FIRST FLOOR.

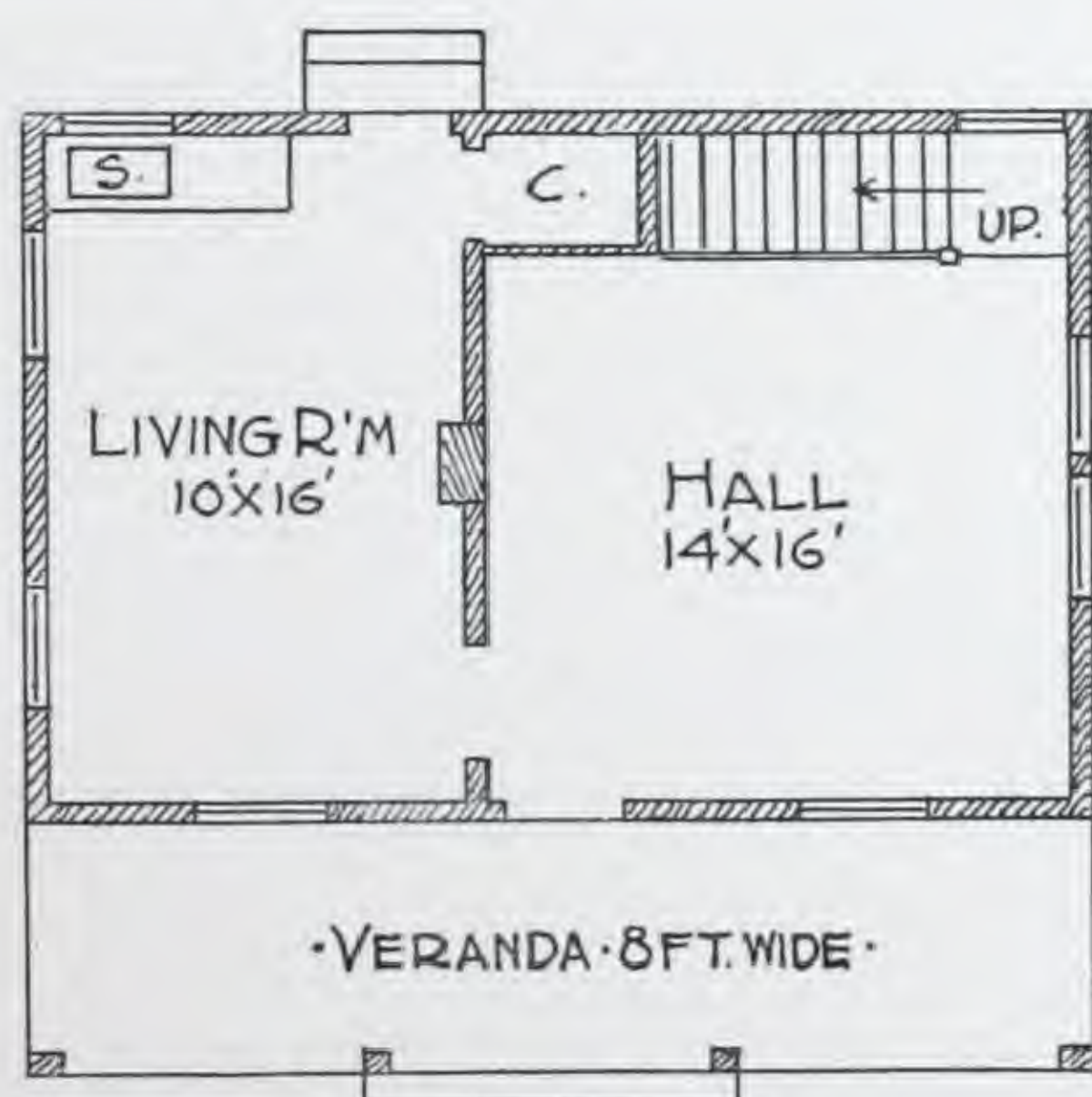


SECOND FLOOR.

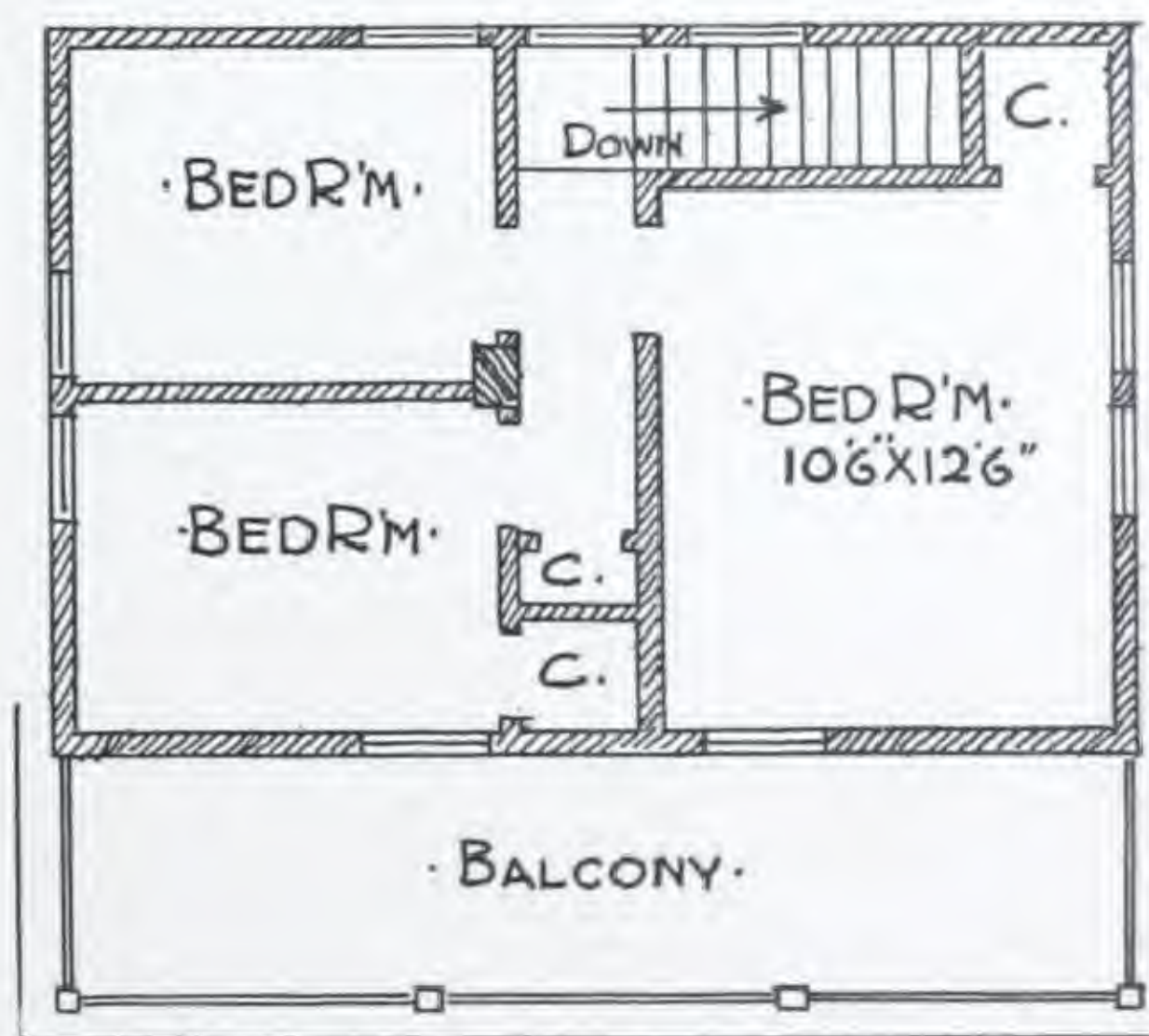
Cottage, Design No. 1717



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols († ‡ etc) see supplement page B.

GENERAL DIMENSIONS: Width, 25 ft. 6 in.; depth, 17 ft., not including veranda.

HEIGHTS OF STORIES: First story, 8 ft. 6 ins.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, posts; first and second story and main roof, shingles. Veranda roof, canvas.

INTERIOR FINISH: Hard white plaster. Trim and flooring, soft wood. Staircase, N. C. pine.

COLORS: First story, buff. Gables, dark sienna. Trim, white. Roof left natural.

ACCOMMODATIONS: The arrangement of rooms is shown by the floor plans. No cellar or attic. Living-room is a good large room, and kitchen contains sink and pump, but no range. Chimney for stove connections. Good size closets to bedrooms and linen closet in second story hall. Staircase is an attractive feature at one end of living room.

COST: \$800, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, . . . \$10.

Price of ‡ bill of materials, . . . 5.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Cottage, Design No. 1744



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols († ft etc.) see supplement page B.

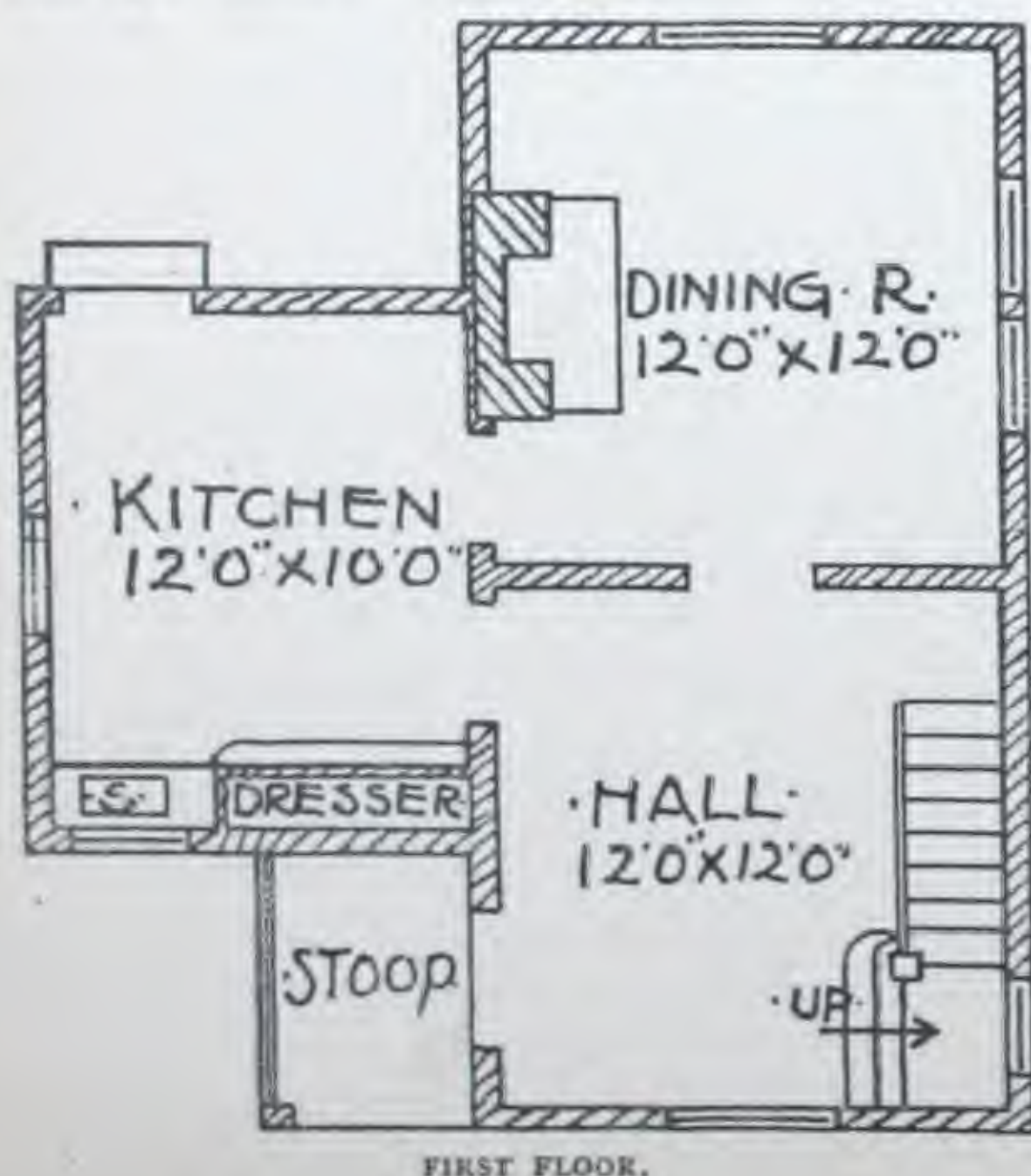
GENERAL DIMENSIONS: Width, 23 ft. 6 ins.; depth, 25 ft. 6 ins.

HEIGHTS OF STORIES: First story, 9 ft.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, posts or piers; first story, second story and roof, shingles.

INTERIOR FINISH: Hard white plaster. Soft wood flooring, trim and stairs. Interior woodwork finished with hard oil.

COLORS: Shingling on side walls, dark green. Trim, white. Outside doors finished with spar varnish.



FIRST FLOOR.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. No cellar. Ample closet space. Large rooms. Sink and dresser in kitchen. Fireplace in dining-room.

COST: \$900, not including range and mantel. The estimate is based on † New York prices for labor and materials. In many sections of the country the cost should be less.

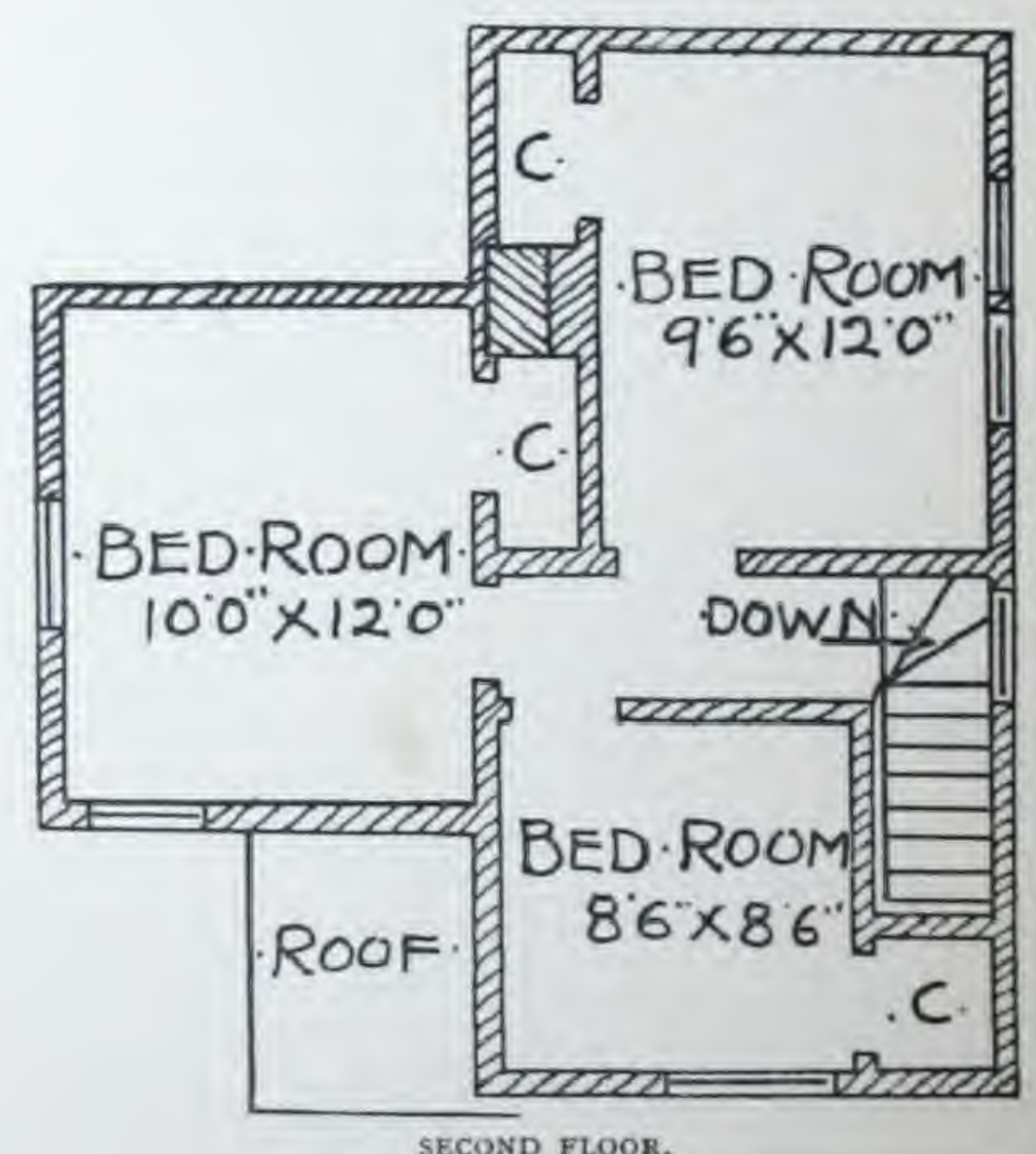
Price of working plans, specifications and details, \$10.

Price of †† bill of materials, 5.

FEASIBLE MODIFICATIONS: Heights of stories, general dimensions, materials and colors may be changed. Cellar may be introduced. Bath-room may be introduced in second story. Porch may be extended around front of house.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

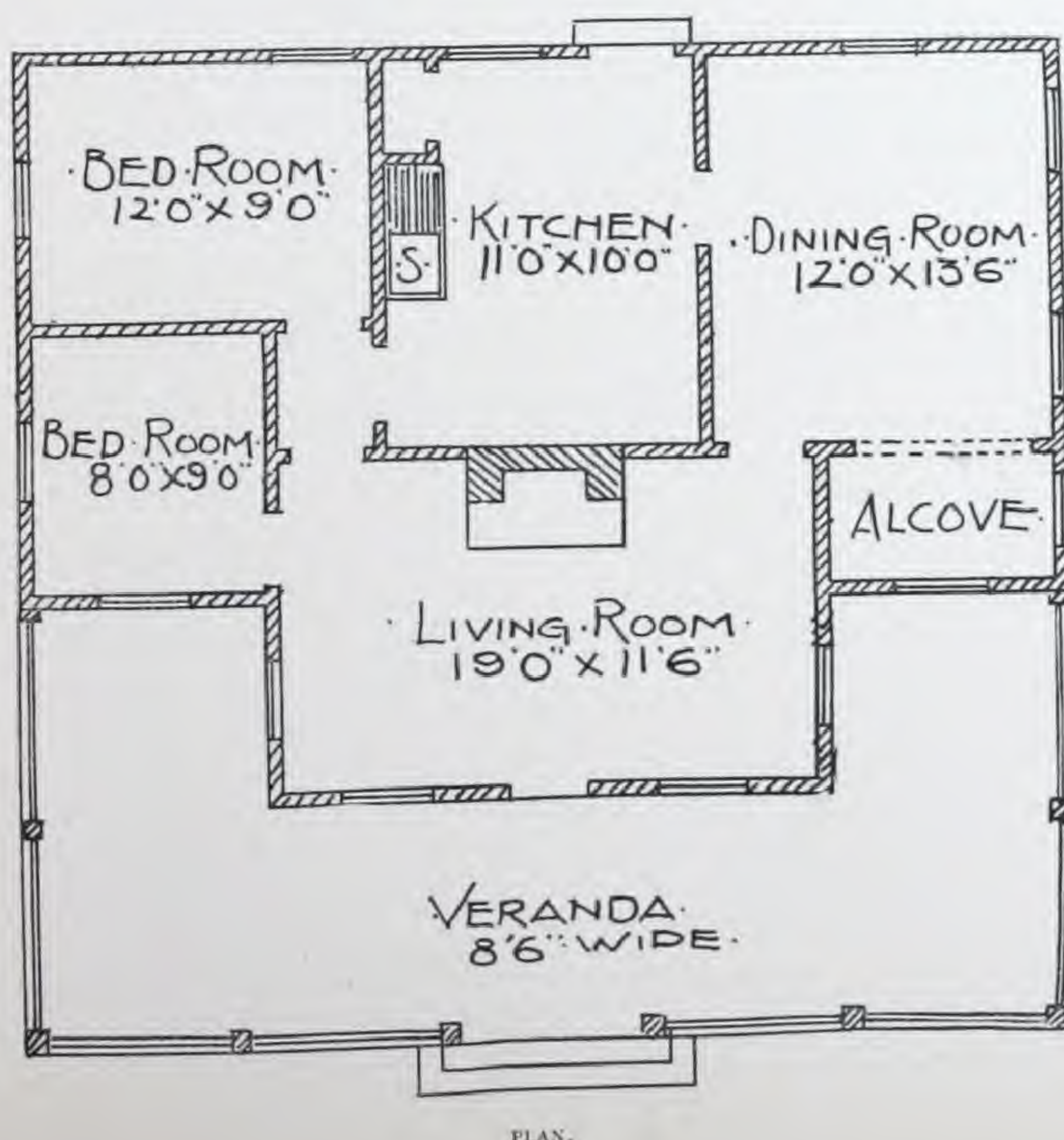


SECOND FLOOR.

Cottage, Design No. 1749



PERSPECTIVE.



PLAN.

DESCRIPTION.

For explanation of all symbols († † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 37 ft.; depth, 24 ft., including veranda.

HEIGHT OF STORY: 9 ft.

EXTERIOR MATERIALS: Foundation, wood posts; first story, clapboards; second story and roof, shingles.

INTERIOR FINISH: Interior is not plastered, but is finished with N. C. pine ceiling boards, grain filled and varnished. This pretty and inexpensive finish is very suitable for a summer cottage. Soft wood flooring and trim throughout varnished the same as other woodwork.

COLORS: Clapboards and veranda floor, light brown. All trim and front door, dark brown. Sashes, dark red. Rafters and veranda ceiling, varnished. Roof shingles dipped and brush coated with dark red stain. Wall shingles dipped and brush coated with sienna stain.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. No cellar. Open fireplace and brick mantel in hall. Designed for a seaside or mountain cottage. Sink and portable range in kitchen.

COST: \$1,000. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

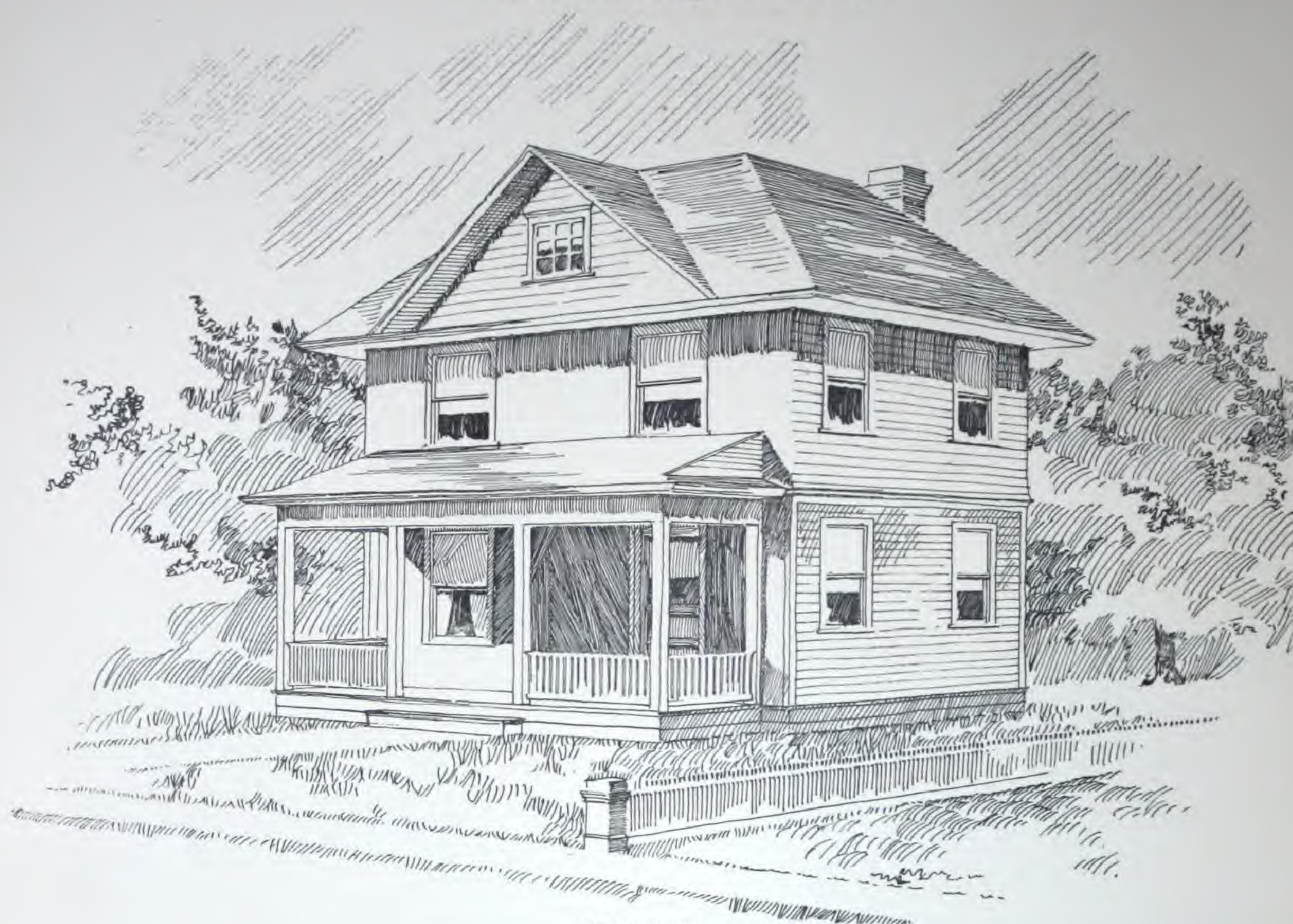
Price of working plans, specifications and details, \$10.
Price of †† bill of materials, 5.

FEASIBLE MODIFICATIONS: Height of story, colors, sizes of rooms and kinds of materials may be changed. Cellar may be placed under the whole or part of house. Veranda may be reduced in width.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1743



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols († etc.) see supplement page B.

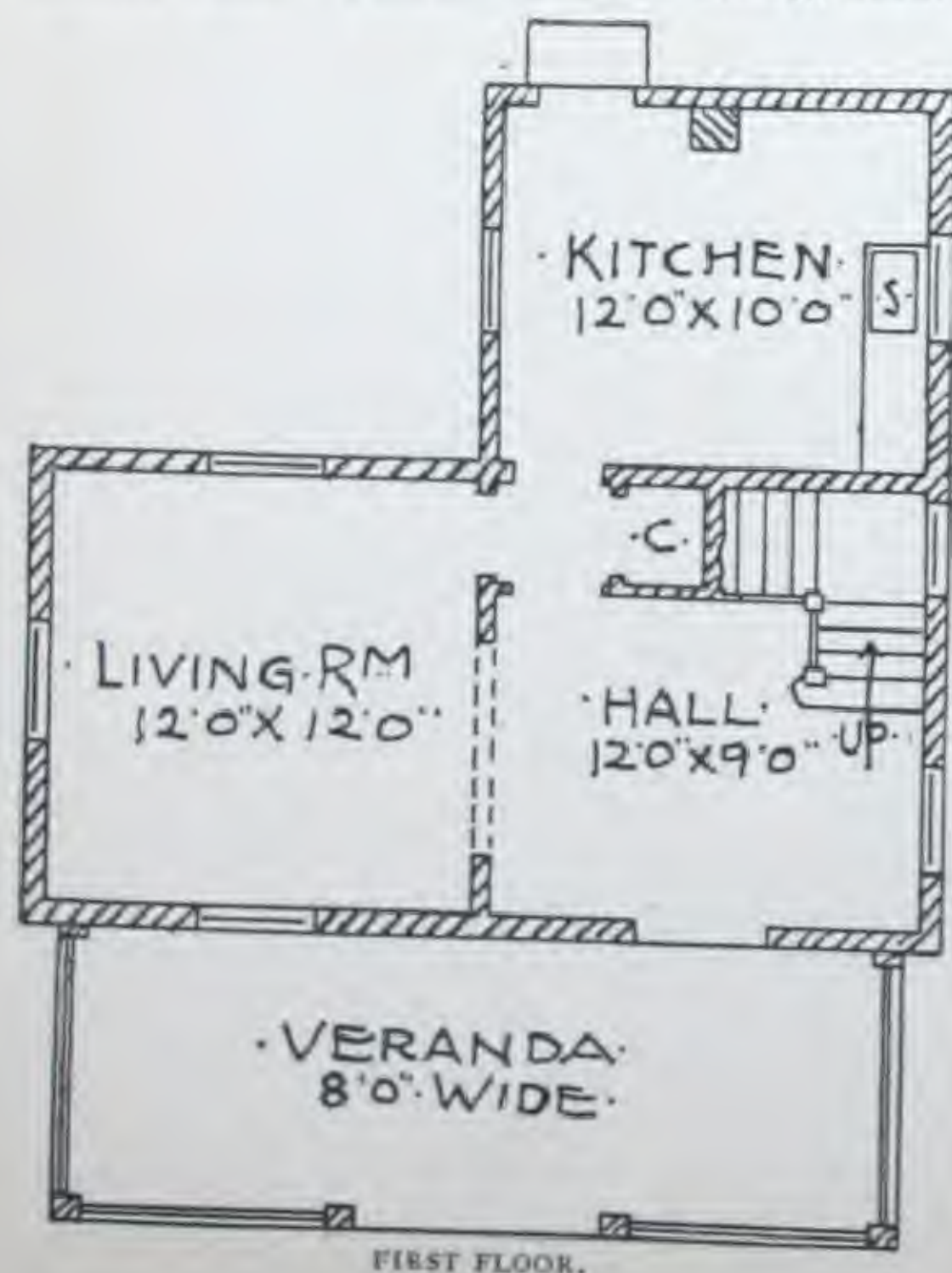
GENERAL DIMENSIONS: Width, 25 ft. 6 ins.; depth, not including veranda, 23 ft. 6 ins.

HEIGHTS OF STORIES: First story, 9 ft.; second story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, posts or piers; first story, clapboards; second story, gables and roof, shingles.

INTERIOR FINISH: Two coat plaster. Soft wood flooring, trim and staircase, painted colors to suit owner.

COLORS: Side wall shingles, dark brown. Trim, ivory white. Shingles on roof left natural. Sashes, white. Veranda floor and ceiling, oiled.



FIRST FLOOR.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. A small loft is floored over second story for storage. No cellar. Sink in kitchen. Large opening connects living-room and hall. Flue for range in kitchen.

COST: \$1,000. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

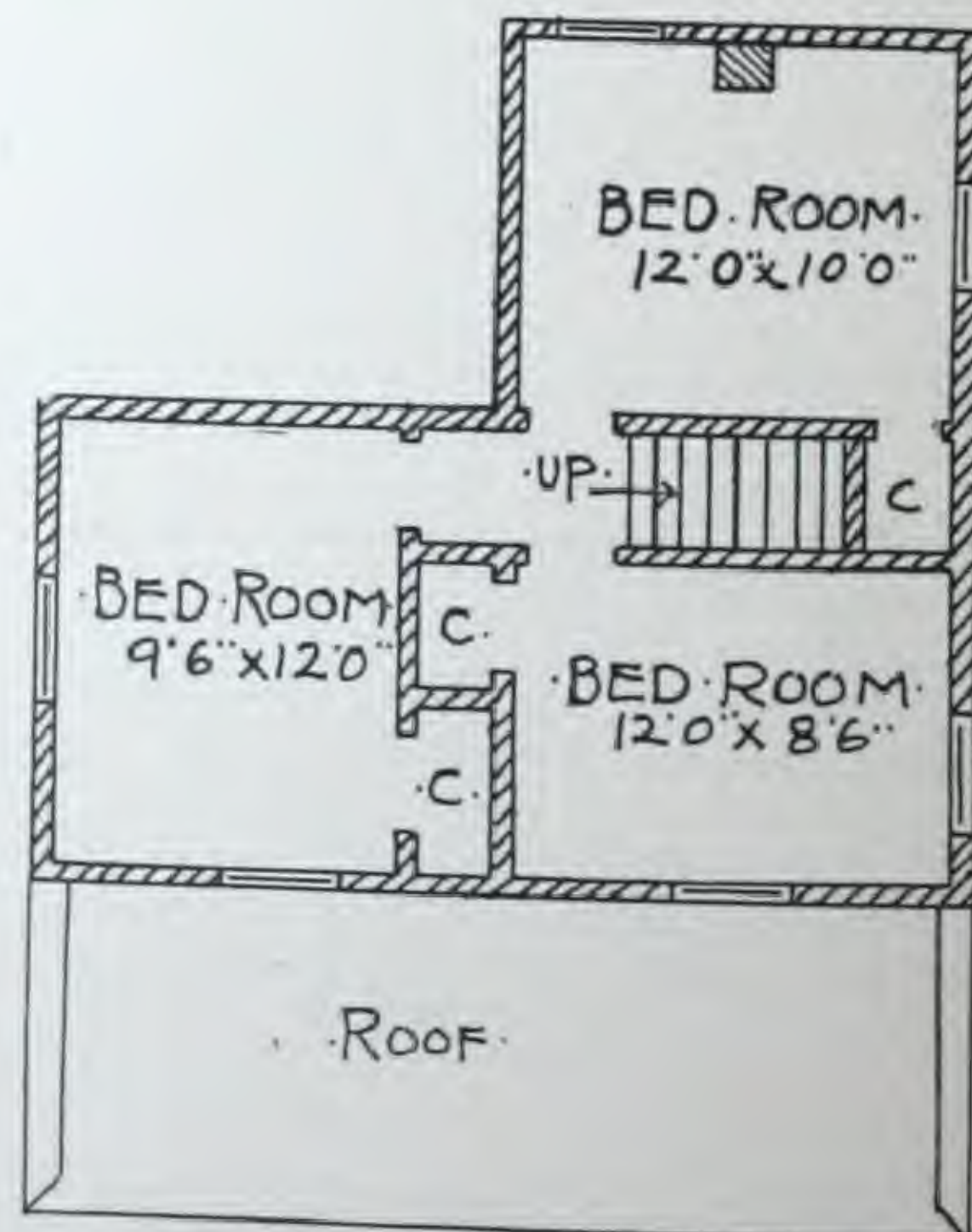
Price of working plans, specifications and details, \$10.

Price of †† bill of materials, 5.

FEASIBLE MODIFICATIONS: Heights of stories, general dimensions, materials and colors may be changed. Veranda may be extended. Cellar may be placed under part or whole of house, or a circular cellar may be built. Bath-room may be introduced in second story.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, "Co-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



SECOND FLOOR.

Cottage, Design No. 1748



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (H etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 18 ft. 6 ins.; depth, 36 ft.

HEIGHTS OF STORIES: Cellar, 6 ft. 6 ins.; first story, 8 ft. 6 ins.; second story, 7 ft.

EXTERIOR MATERIALS: Brick foundation; first story, clapboards; second story, gables and roof, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish, throughout. Floors throughout, spruce. Trim throughout, white wood. All woodwork finished with hard oil, or painted to suit owner.

COLORS: Body, all clapboards, first story, white. Trim, including water-table, corner boards, casings, cornices, bands, porch posts, rail, sashes and outside doors, Colonial yellow. Porch, floor and ceiling, oiled. Shingles on side walls and roofs left natural for weather stain.

ACCOMMODATIONS: The principal first story rooms and their sizes, closets, etc., are shown by the floor plan. Cellar under kitchen, with outside entrance. Large pantry. Bay-window in living-room. Attractive porch. Two rooms, 7 x 12 ft., finished in second story. Large storage space in second story.

COST: \$1,000. The estimate is based on New York prices for labor and materials.

Price of working plans, specifications and details, \$10.

Price of H bill of materials, 5.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be omitted. Open fireplace may be placed in living-room. Bath-room in second story.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



Lodge or Cottage, Design No. 1667



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols († etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 32 ft. 6 ins.; depth, including veranda, 39 ft.

HEIGHTS OF STORIES: First story, 10 ft.; second story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, posts; all walls and roofs, shingles.

INTERIOR FINISH: No plaster. Partitions are constructed of, and bedrooms ceiled with, N. C. pine ceiling boards; in balance of house, rafters and joists are exposed, planed smooth and varnished. Yellow pine stairs. Rough field-stone chimney, fireplace and mantel.

COLORS: All wall shingles are left natural, but finished with preservative. Roof, stained moss green. All trim, veranda floor, rail, etc., buff. Sashes, white.

ACCOMMODATIONS: The rooms and their sizes, closets, etc., are shown by the floor plans. Balcony in second story opens off of stair-

case landing. The staircase is broad and has an attractive seat in angle on first story. Box seat in living-room opposite staircase, with fancy grille work in arch. This cottage is designed for a shooting lodge, and has abundant closet room, large pantry and extensive veranda.

COST: \$1,000. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, detail drawings, etc., . . . \$10.

Price of † bill of materials, 5.

FEASIBLE MODIFICATIONS: For a cottage design the cellar may be placed under whole house. One of the bedrooms on first floor planned for kitchen. Clapboards may be used instead of shingles. Foundation walls changed to brick wall, inside partitions altered to receive plaster. Bedroom in second story at rear of hall. Bath-room at left side of hall, with full plumbing.

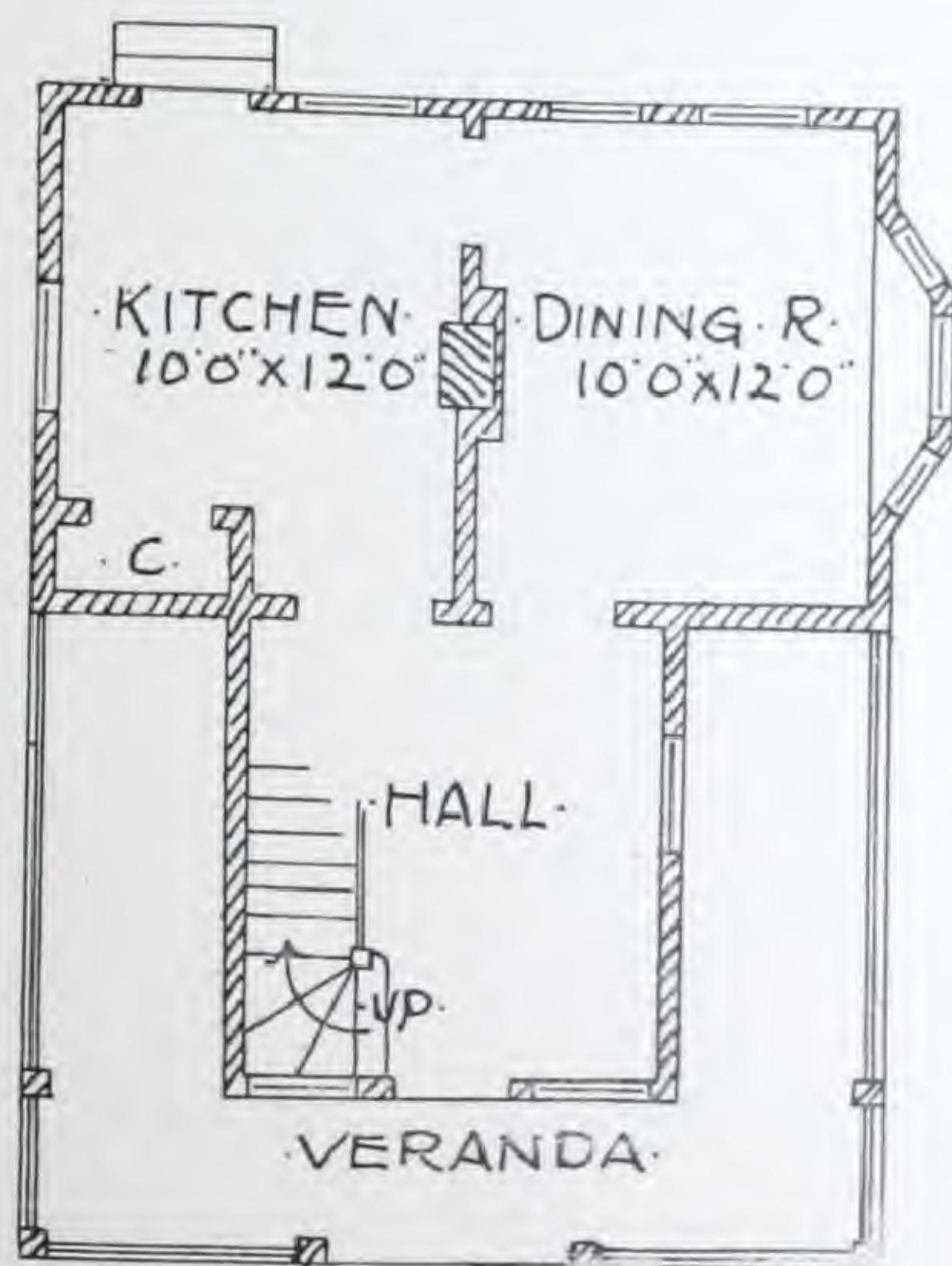
The price for a modified design is greater, according to the extent of alterations desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

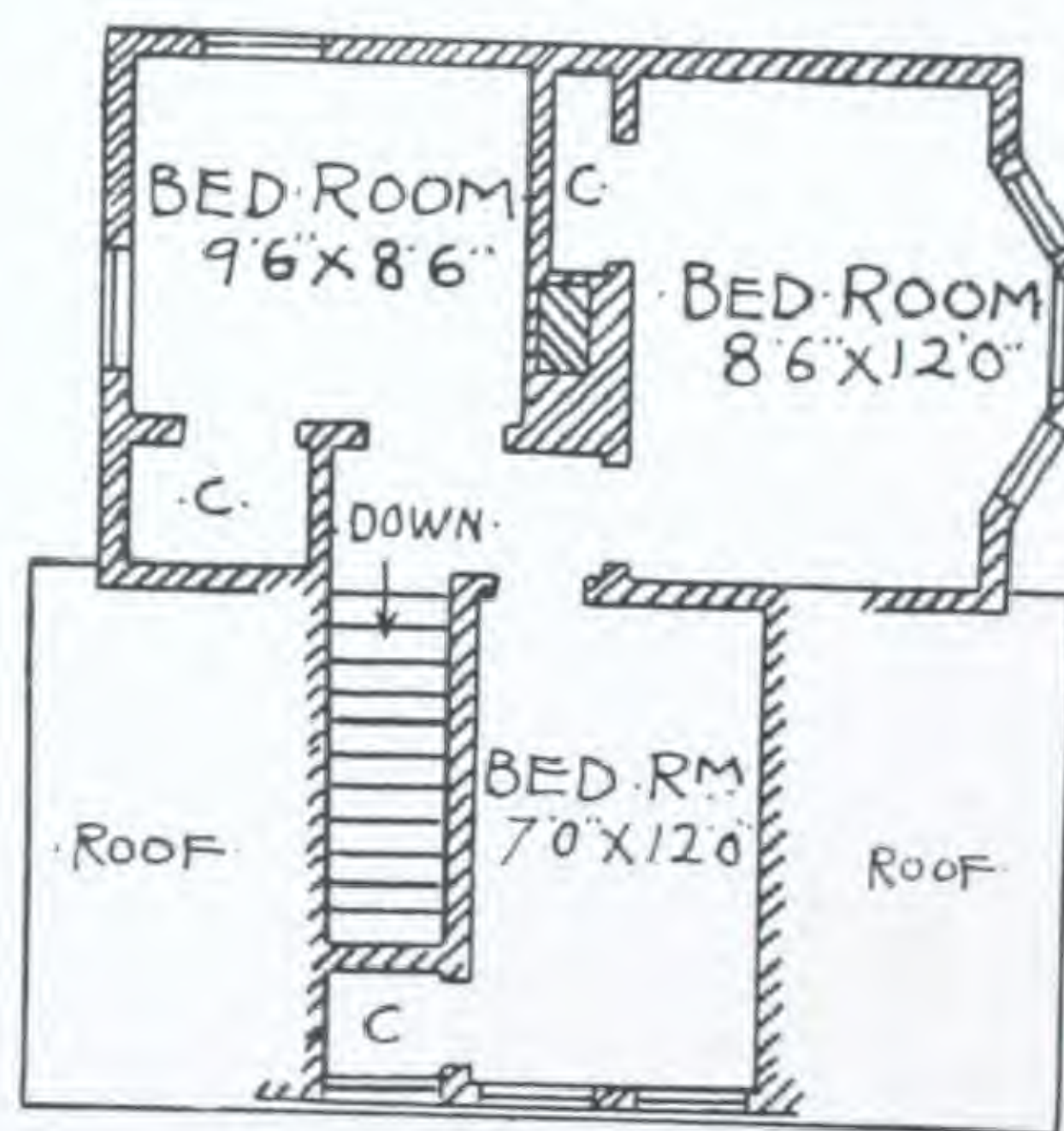
Residence, Design No. 1742



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols (+ etc.) see supplement page B.

GENERAL DIMENSIONS: Width, including bay, 23 ft.; depth, including veranda, 29 ft.

HEIGHTS OF STORIES: First story, 9 ft.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, brick piers; first and second stories and gables, cement panels; roof, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish. Soft wood flooring, trim and staircase. All interior woodwork grain filled, stained to suit owner and finished in hard oil varnish.

COLORS: Roof shingles stained moss green; panels, gray; stiles, dark brown; veranda floor, brown; outside doors and veranda ceiling, finished with spar varnish.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. No cellar. Bay-window in dining-room with wide window seat. The space between side walls and roof, in the second story, is utilized for storage purposes. Flue for range in kitchen. Picturesque exterior.

COST: \$1,000, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

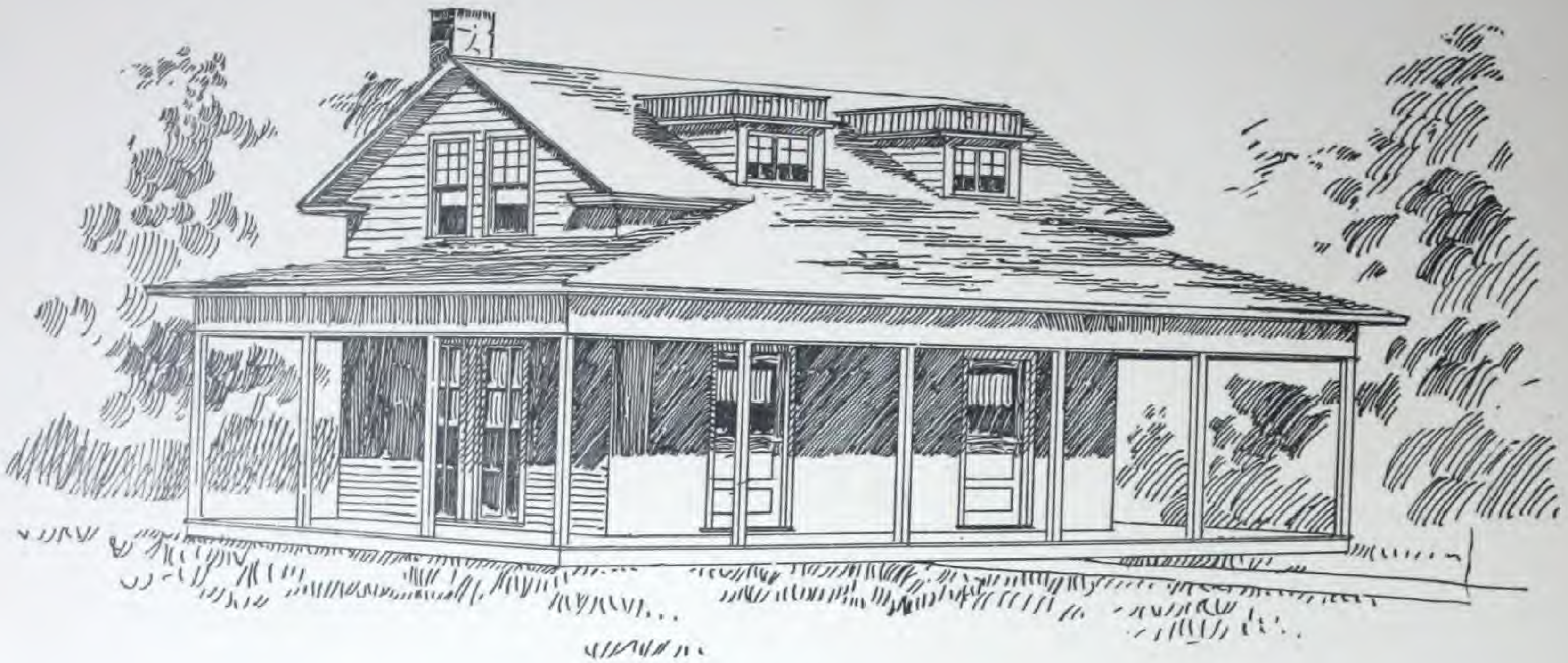
Price of working plans, specifications and detail drawings, \$10.

Price of †† bill of materials, 5.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be introduced. Fireplace may be introduced in dining-room. Bath-room placed in second story.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Cottage, Design No. 1750



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols († † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 30 ft., not including veranda; depth, 22 ft., not including veranda.

HEIGHTS OF STORIES: First story, 10 ft.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, posts; first story, clapboards; gables and roof, shingles.

INTERIOR FINISH: No plaster. Interior ceiled with N. C. pine ceiling boards. Yellow pine stairs. Rough field-stone chimney, fireplace and mantel in living-room. Large portière opening connects first story rooms.

COLORS: Clapboards, dark red. Shingles on side walls and gables, stained green. Roofs, stained dark green. Trim, dark green.

ACCOMMODATIONS: The rooms, closets, etc., are shown by the floor plans. Large veranda on three sides of house. Handsome staircase. House designed for location near lake or river, and is suitable for summer occupancy.

COST: \$1,100, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

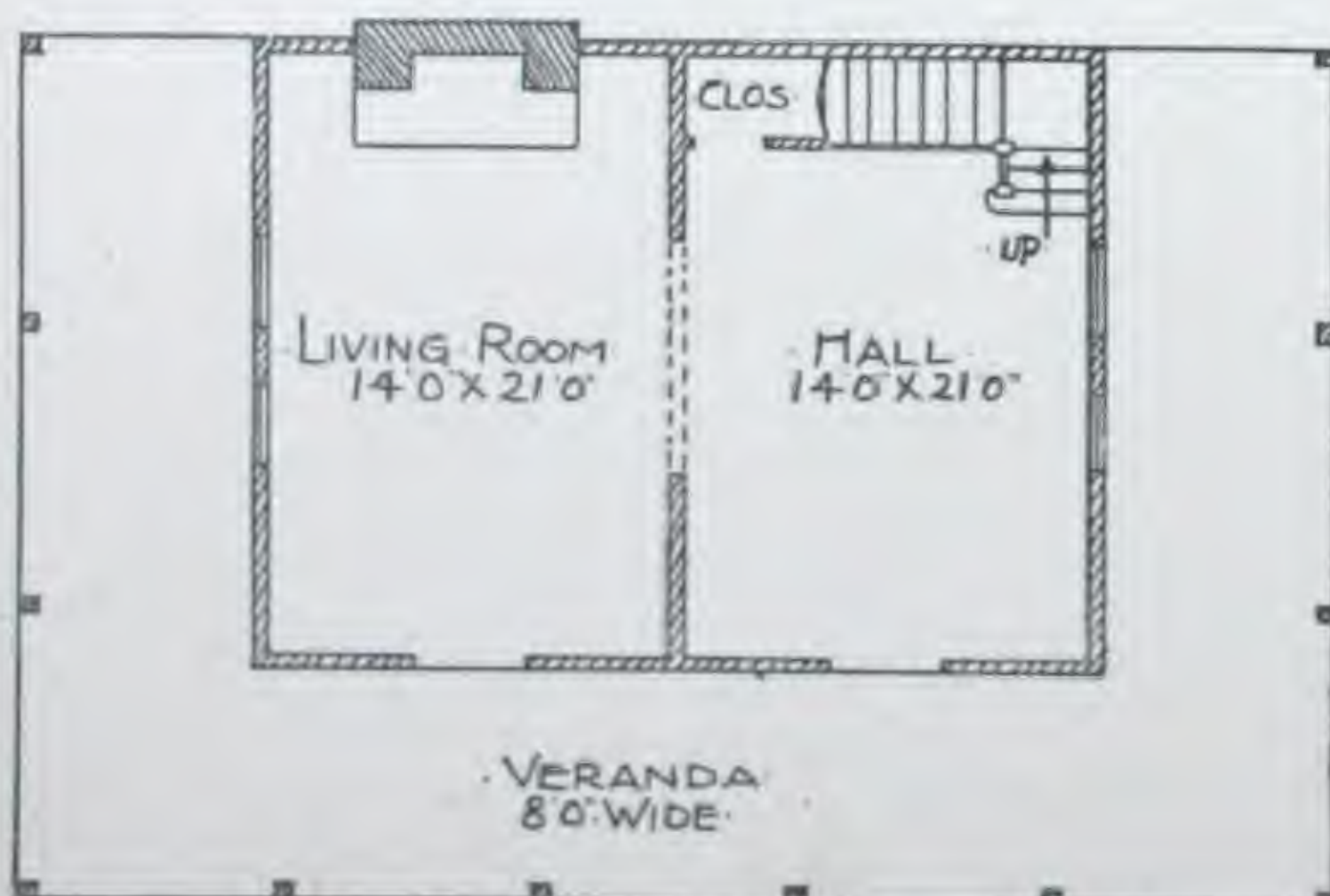
Price of working plans, specifications and detail drawings, . . . \$10.

Price of †† bill of materials, 5.

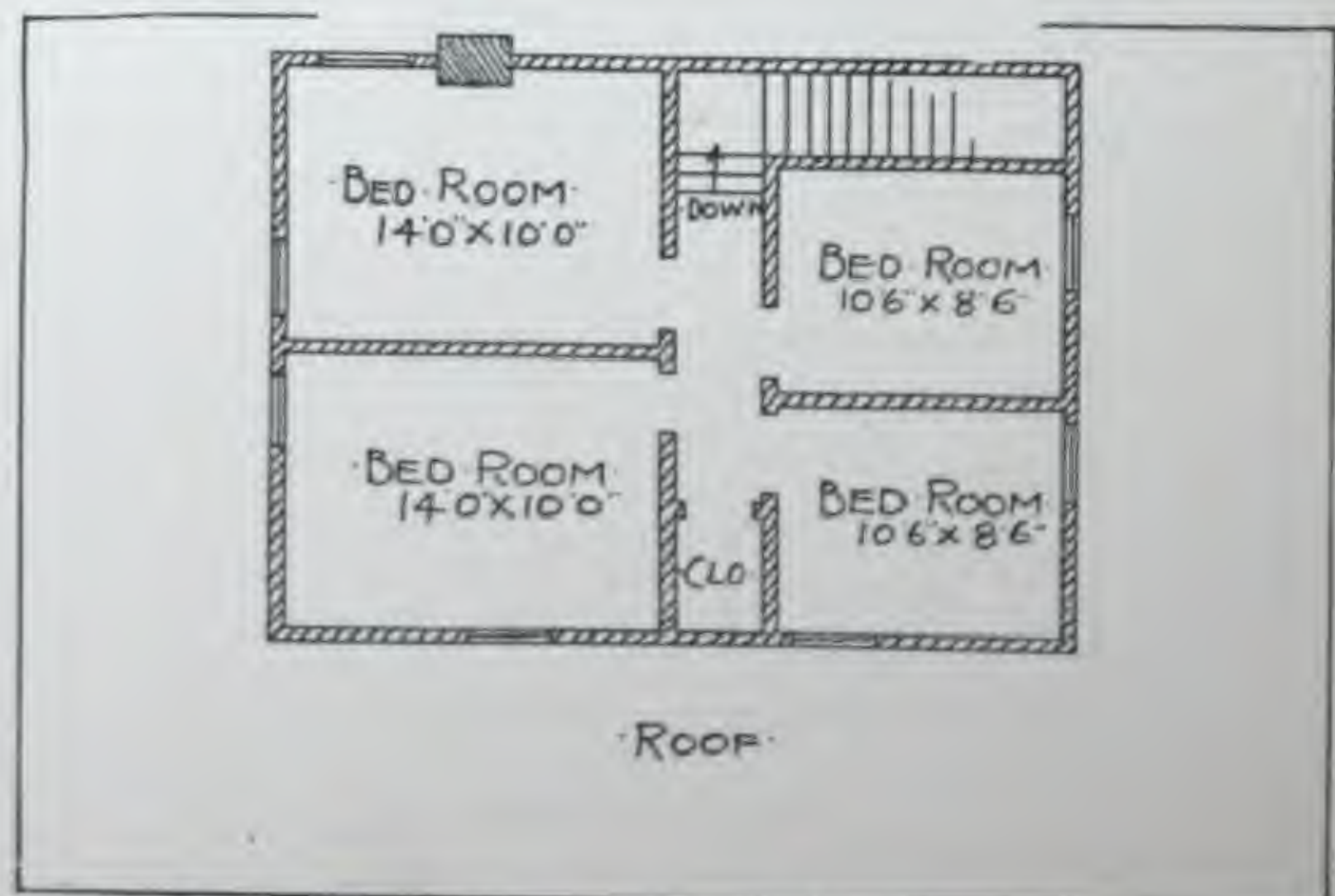
FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Kitchen extension may be planned at back, and bath-room introduced in second story.

The price for a modified design is greater, varying according to the extent of alterations desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

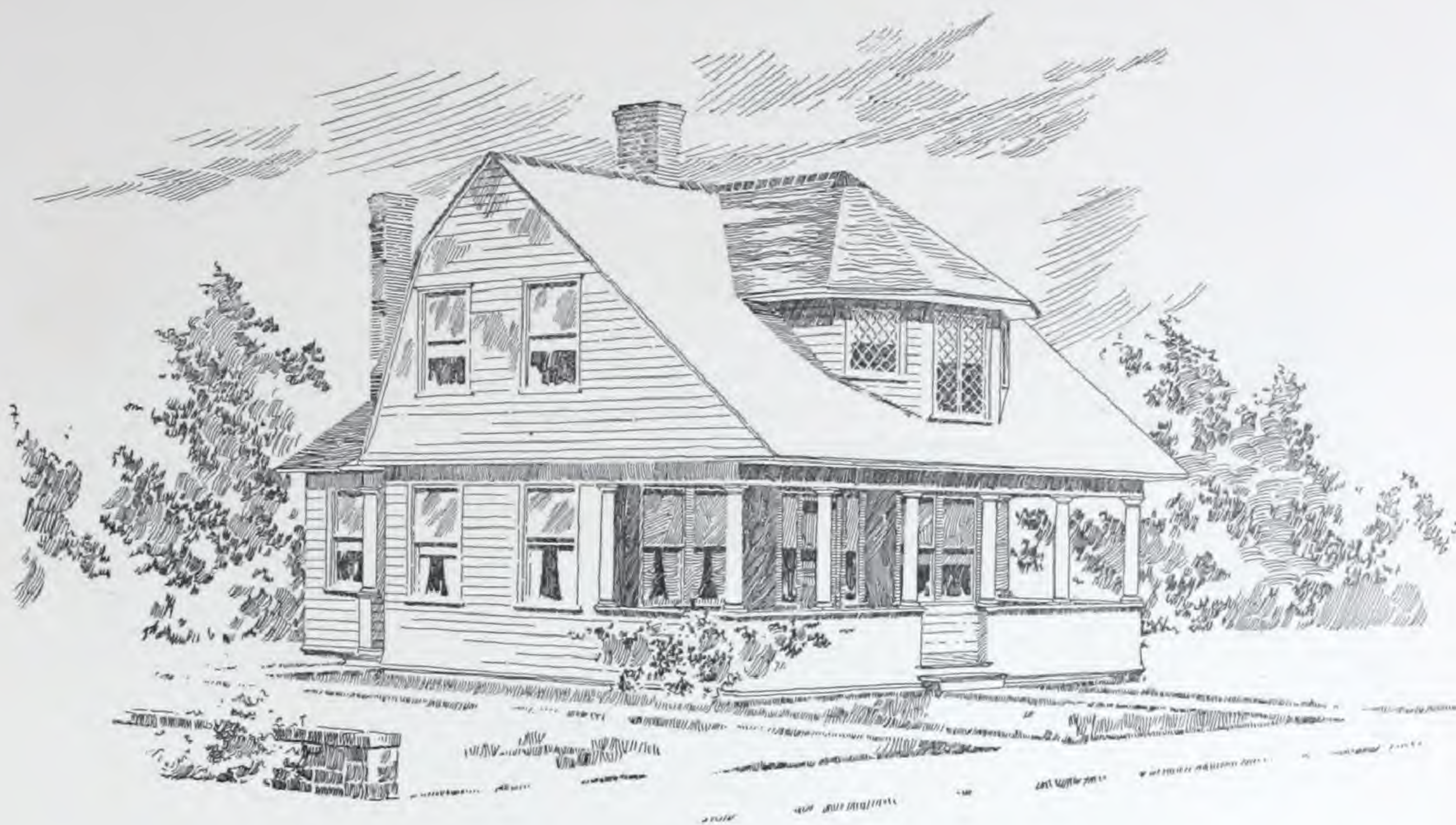


FIRST FLOOR.



SECOND FLOOR.

Cottage, Design No. 1718



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols († † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 32 ft.; depth, 26 ft., not including veranda.

HEIGHTS OF STORIES: first story, 8 ft. 6 ins.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, brick piers; first and second story walls and roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim and flooring, N. C. pine. Staircase, N. C. pine with ash rail.

COLORS: Side wall shingles, dark red. Roof, dark green. Trim, dark green.

ACCOMMODATIONS: Large rooms throughout, with ample closet space. Large veranda. Kitchen has sink and portable range. Large pantry between kitchen and dining-room. Fireplace with wood mantel in parlor. Attractive staircase. Bath-room may be introduced in second story.

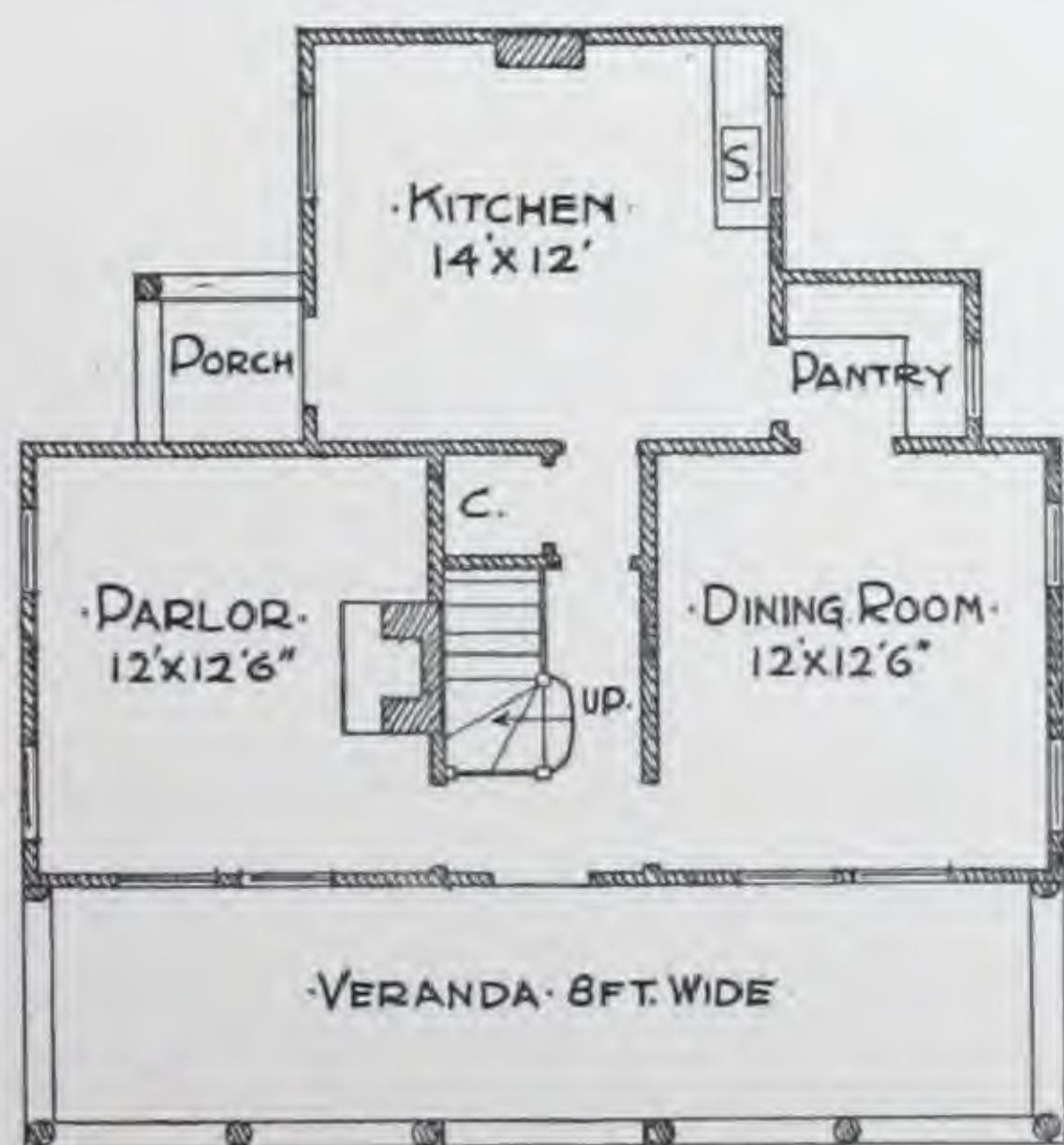
COST: \$1,200, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, . . . \$10.

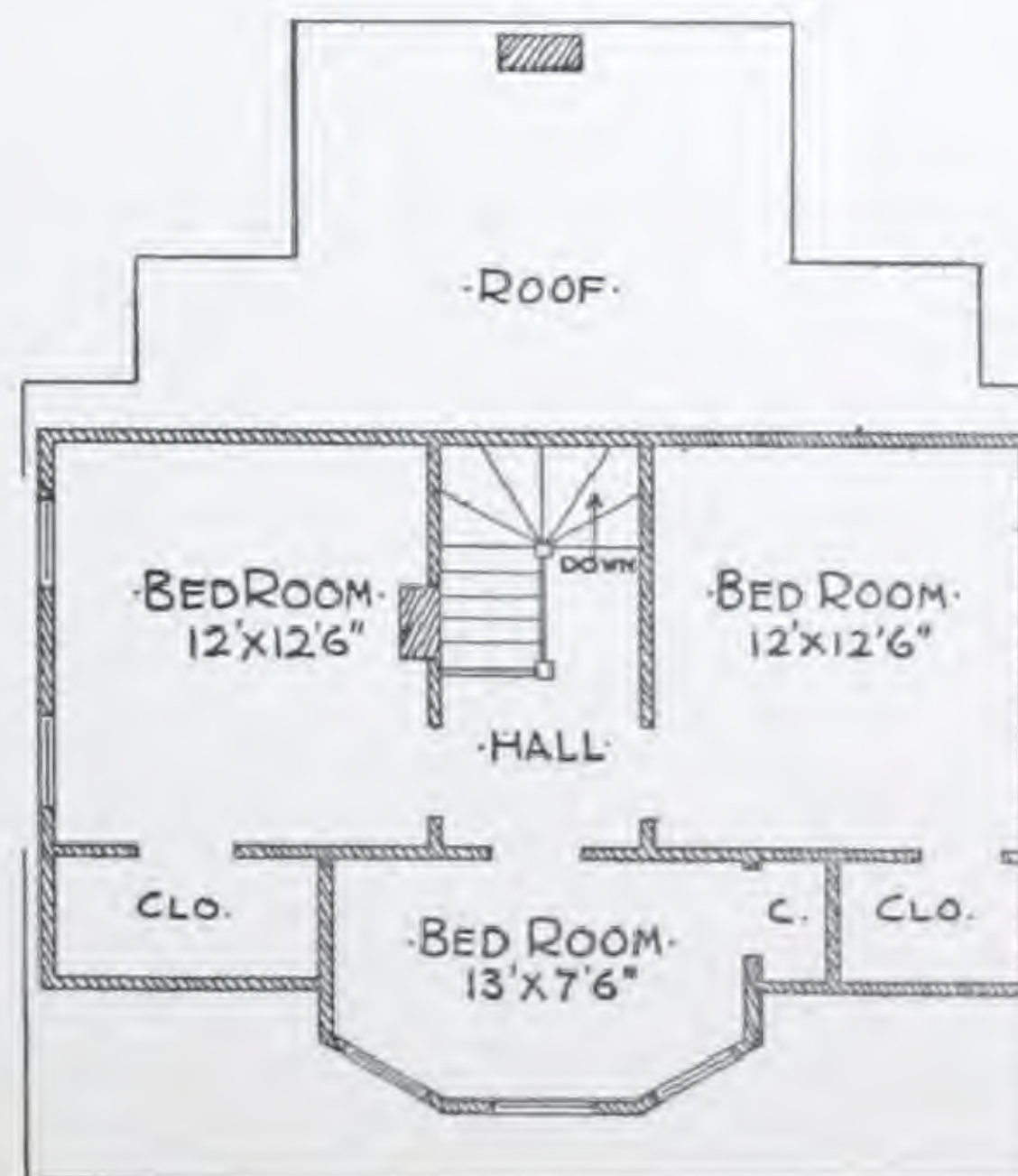
Price of †† bill of materials, 5.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "Co-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



FIRST FLOOR.



SECOND FLOOR.

Residence, Design No. 1693



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols († ‡ etc.) see supplement page B.

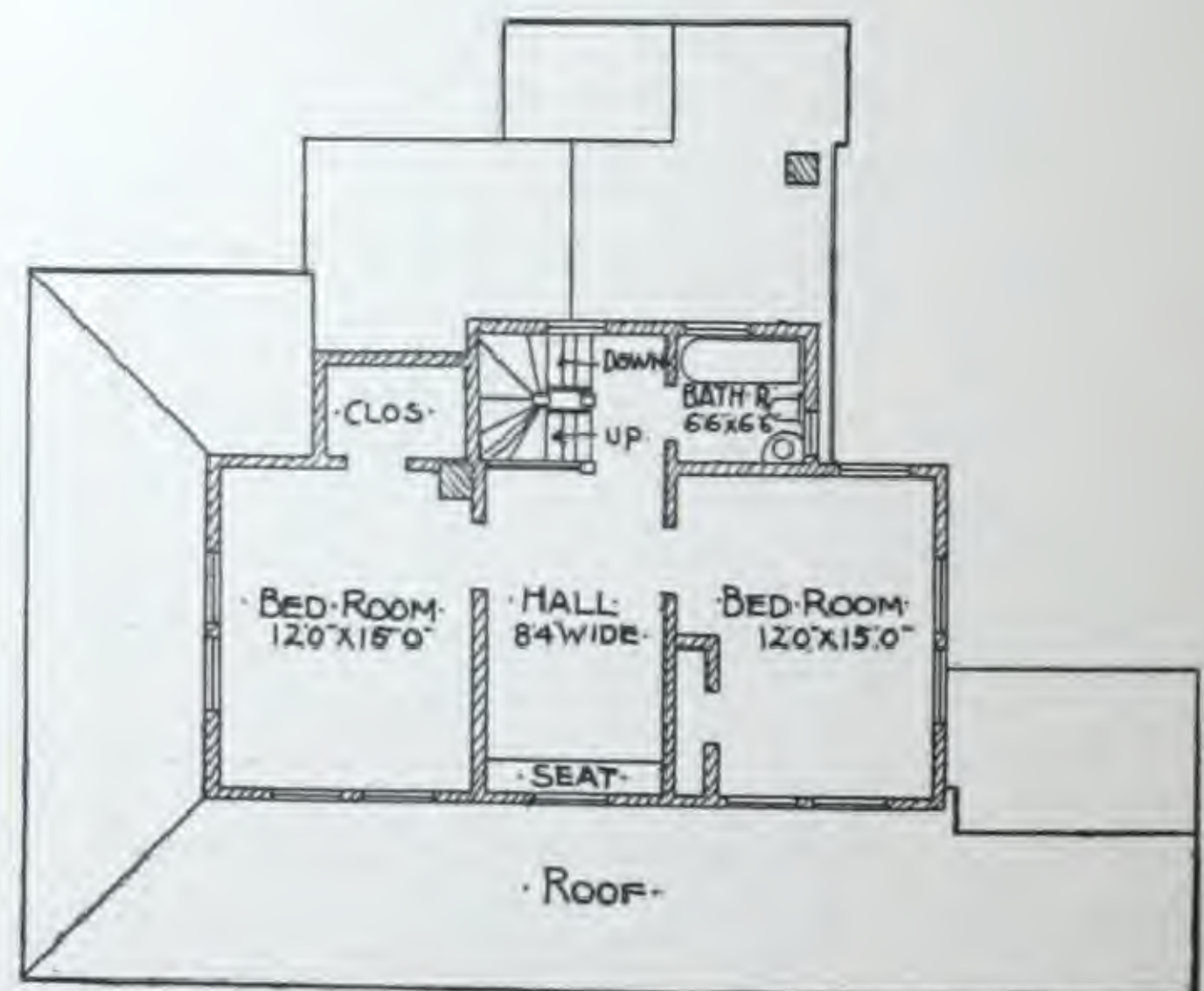
GENERAL DIMENSIONS: Width, including veranda and porte cochere, 52 ft.; depth, including veranda and porch, 42 ft. 6 ins.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft. 6 ins.; second story, 9 ft.

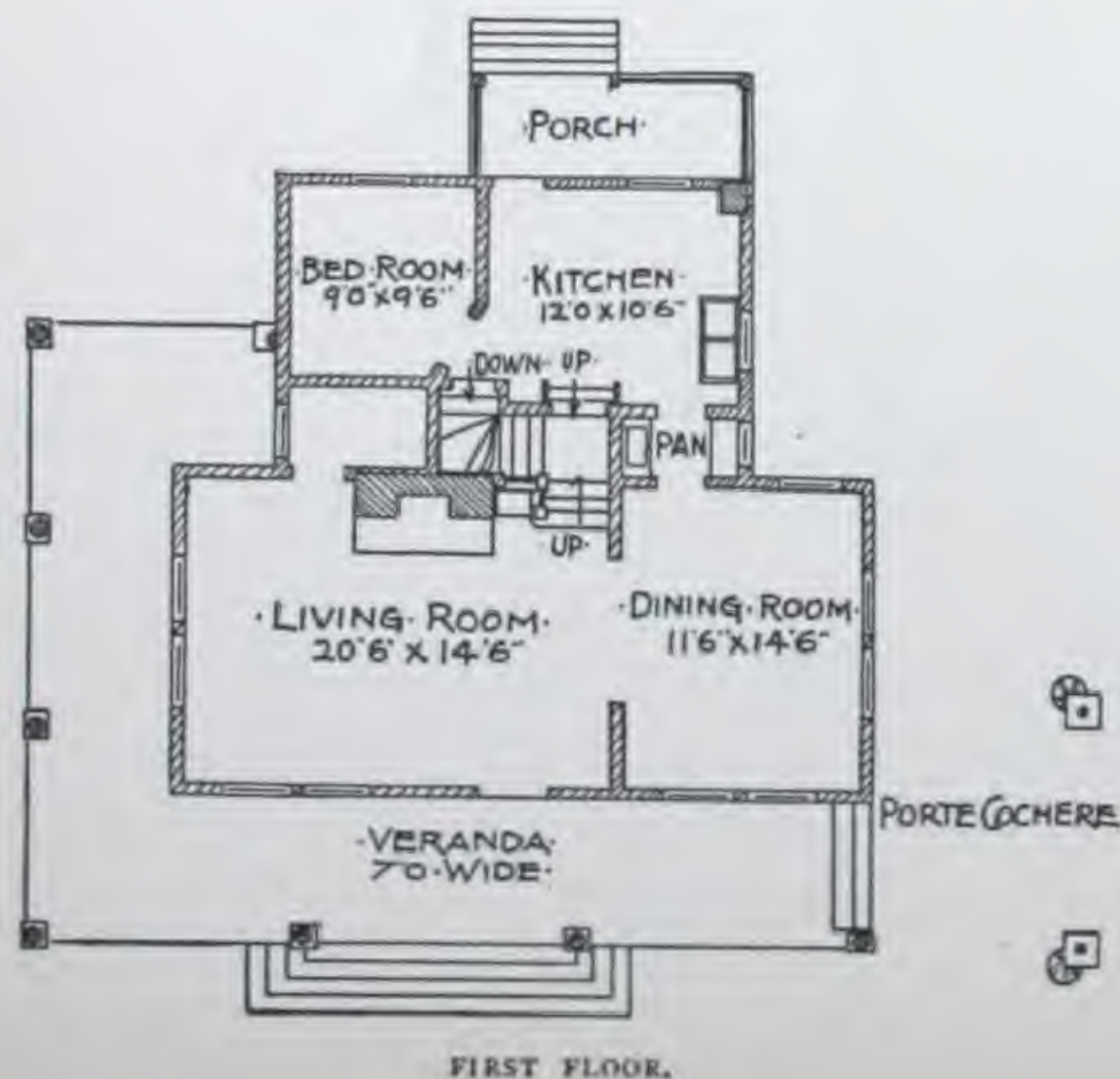
EXTERIOR MATERIALS: Foundation, stone walls and piers; pedestals for veranda posts, stone; all walls, gables, roofs, etc., shingles.

INTERIOR FINISH: No plaster. Sheathing and studs exposed and dressed. Floors, trim and stairs, N. C. pine. All woodwork finished with hard oil varnish. Plaster could be used on walls, to make it a warm house, suitable to live in the year round.

COLORS: Shingling on walls, left natural. Shingles on roof, stained moss green. Trim, blinds and veranda floor, dark green. Veranda ceiling and posts, oiled.



SECOND FLOOR.



FIRST FLOOR.

ACCOMMODATIONS: Cellar under kitchen only. Servants' W. C. in cellar. Artistic combination staircase with shelf for night lamps or candles. Ornamental stone fireplace, hearth and mantelshelf in living-room, with seat at one side. Butler's pantry connecting dining-room and kitchen, contains sink and wide countershelf. Bath-room with full plumbing, in second story.

COST: \$1,200, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, . . . \$10.

Price of ‡ bill of materials, . . . 5.

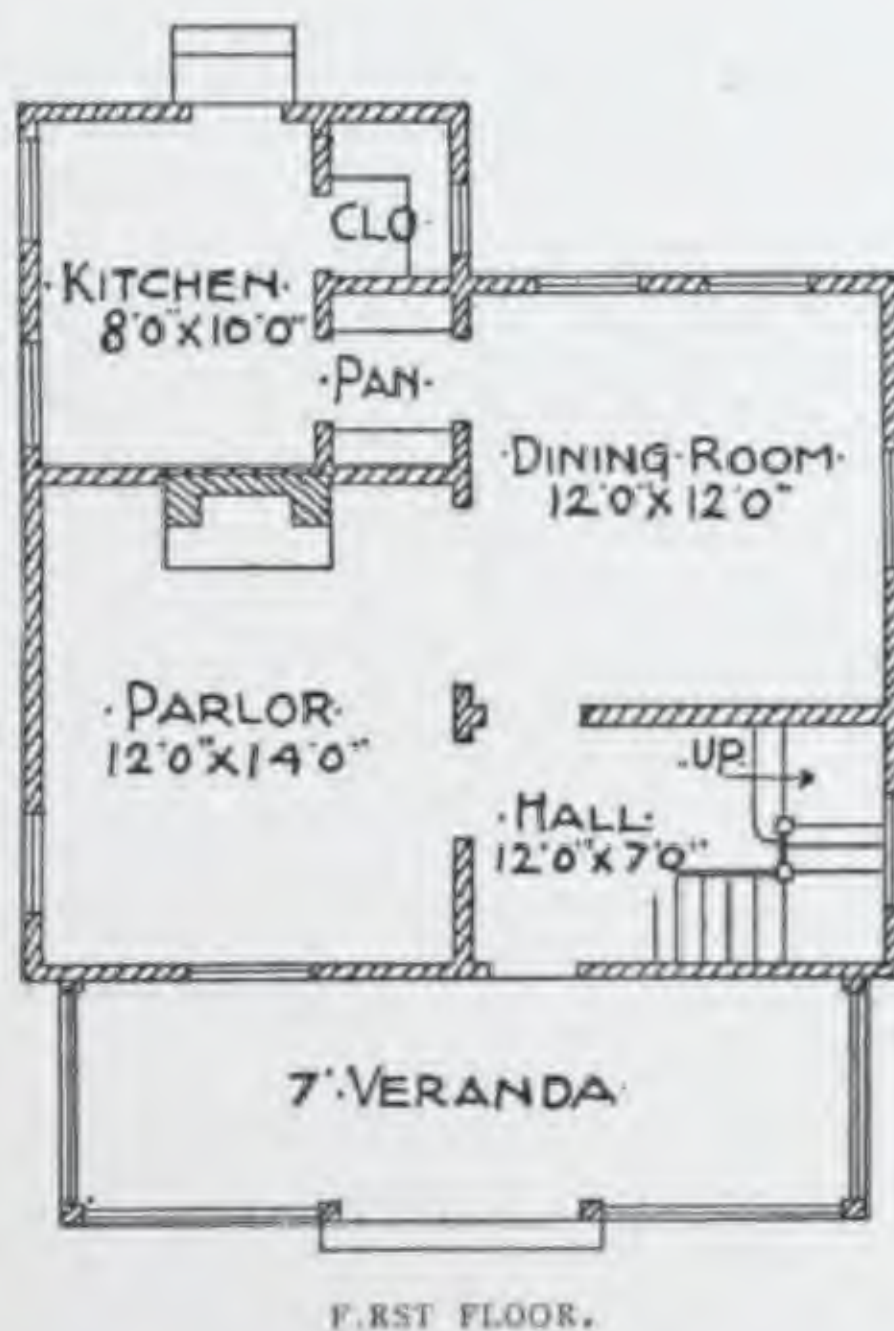
The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

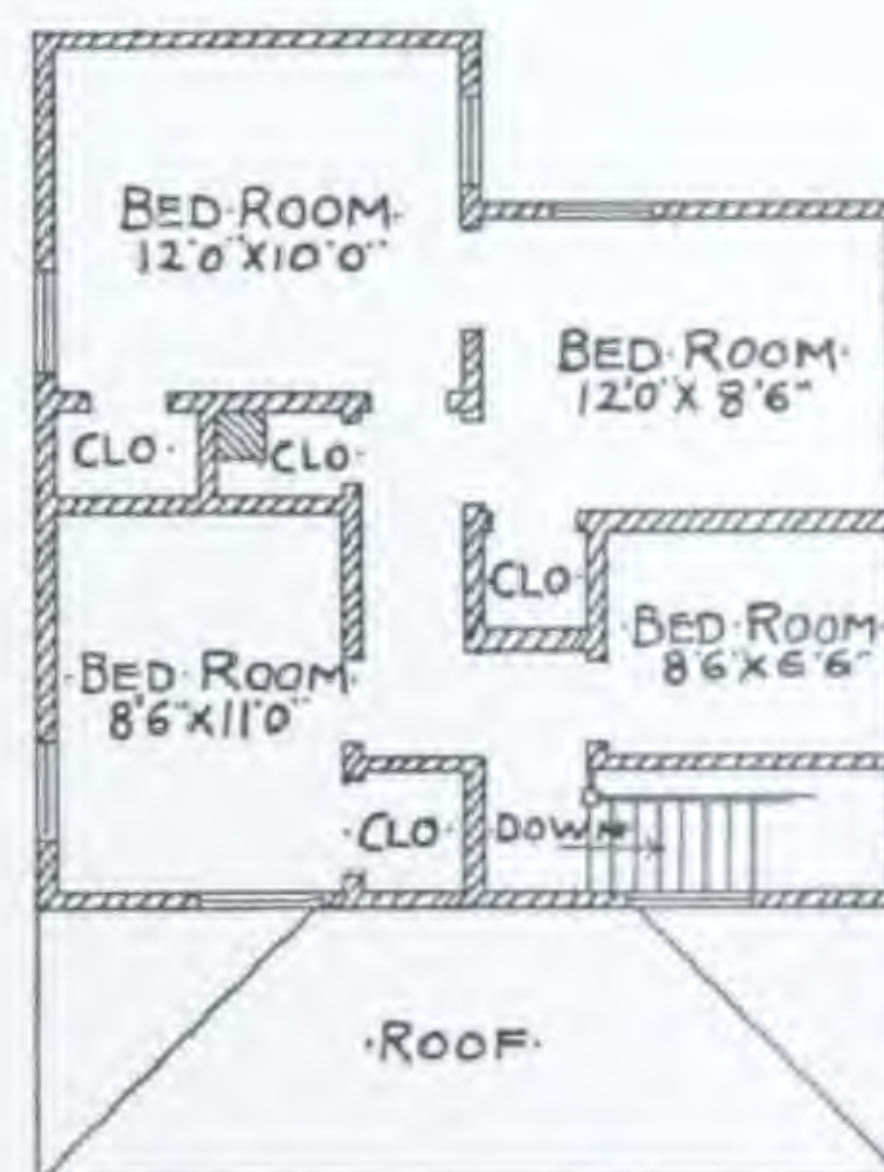
Residence, Design No. 1719



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols († ff etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 25 ft. 6 ins.; depth, 25 ft. 6 ins., not including veranda or porch.

HEIGHTS OF STORIES: First story, 8 ft. 6 ins.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, posts; first story, shingles; second story and roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim and flooring, soft wood. Staircase, N. C. pine.

COLORS: Clapboards, light gray. All shingles left natural for weather stain. Trim, drab.

ACCOMMODATIONS: Compact arrangement of rooms. Attractive staircase. Linen closet in second story. Fireplace in parlor. Large pantry,

sink and portable range in kitchen. Butler's pantry with dressers, between dining-room and kitchen. Large veranda. Storage space, accessible by scuttle, in loft over second story. No cellar. Bath-room could be introduced in second story.

COST: \$1,300, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$15.

Price of †† bill of materials, 10.

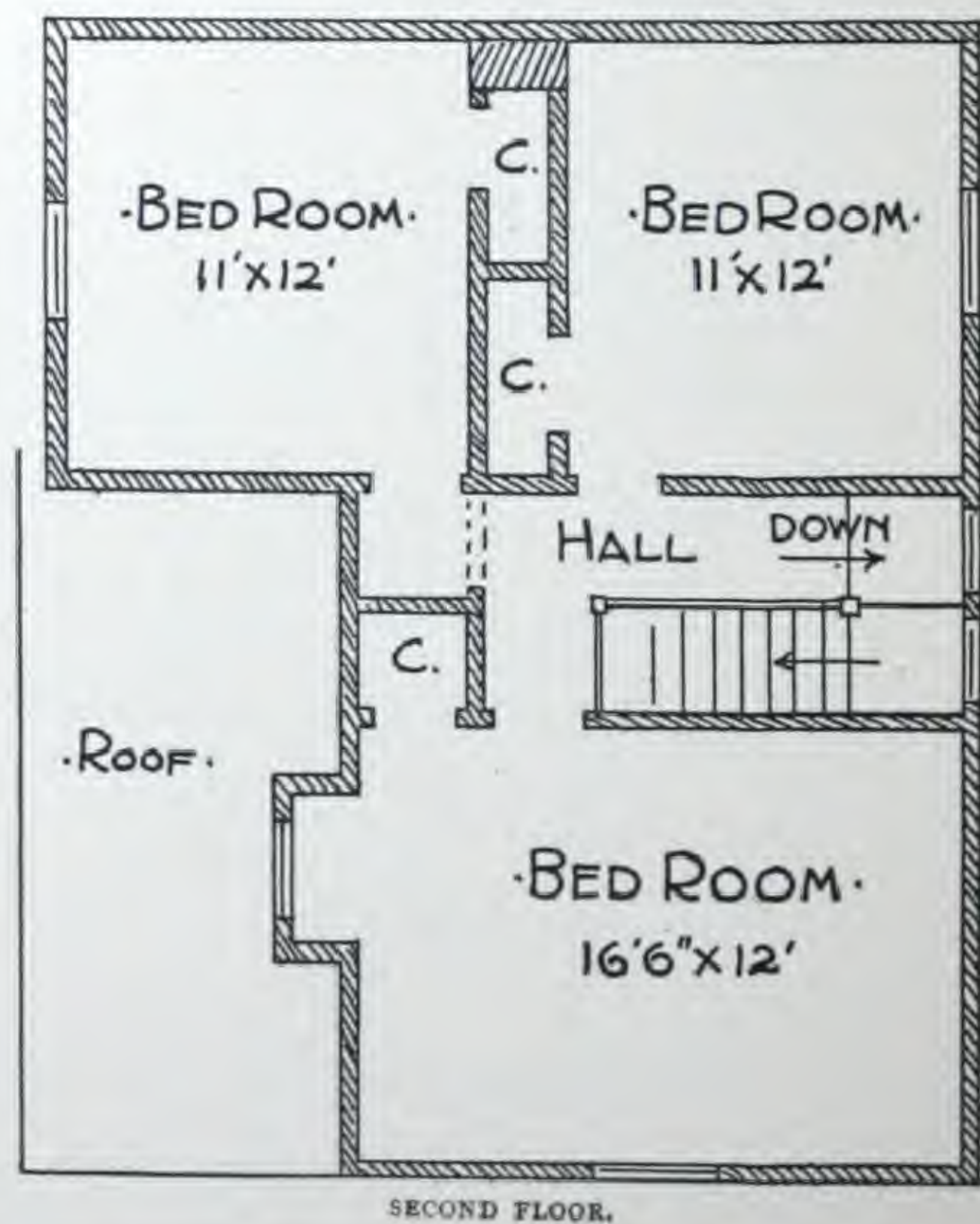
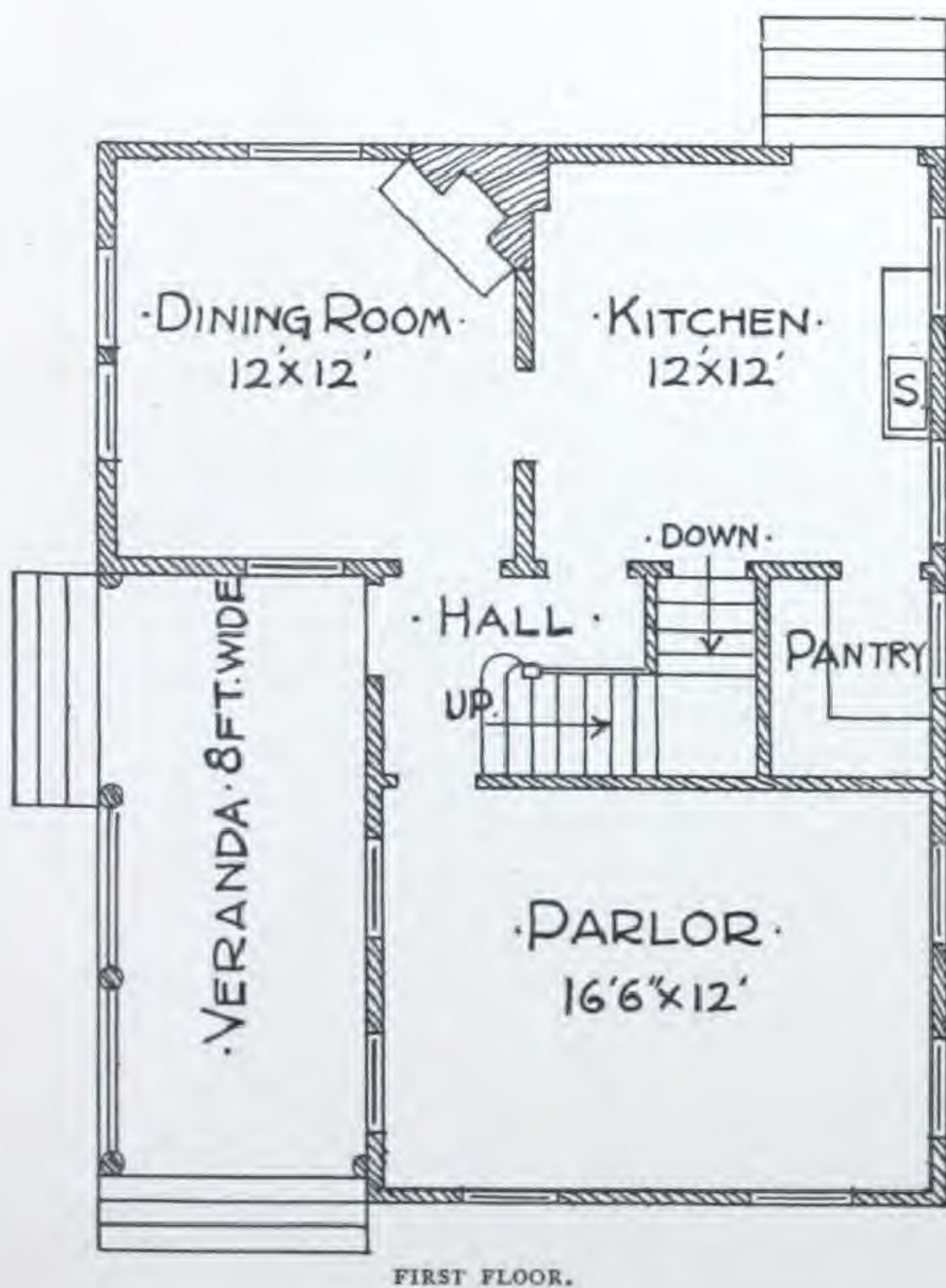
The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1721



PERSPECTIVE.



DESCRIPTION.

For explanation of all symbols († ‡ etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 25 ft. 6 ins.; depth, 32 ft.

HEIGHTS OF STORIES: Cellar, 6 ft. 6 ins.; first story, 8 ft.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, brick; first and second story walls and roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim, cypress. Flooring, white pine. Staircase, cypress.

COLORS: Side wall shingles, light sienna. Trim, white. Roof left natural.

ACCOMMODATIONS: Large and well arranged rooms with ample closet space. Cellar under parlor and hall. Large veranda. Open fireplace in dining-room. Sink and portable range in kitchen. Large kitchen pantry. Bath-room could be introduced in second story.

COST: \$1,450, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, . . . \$15.
Price of †† bill of materials, 10.

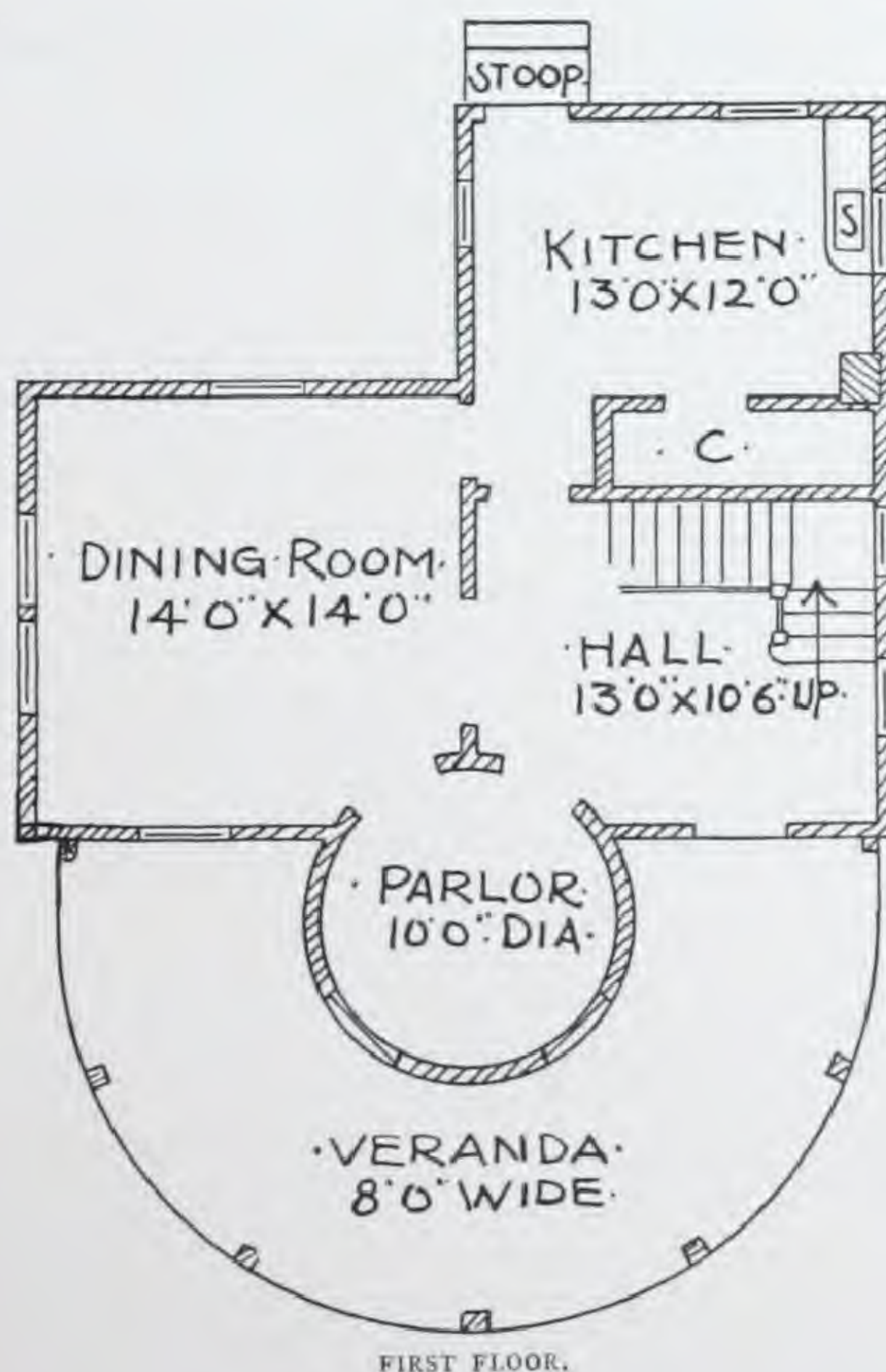
The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "Co-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

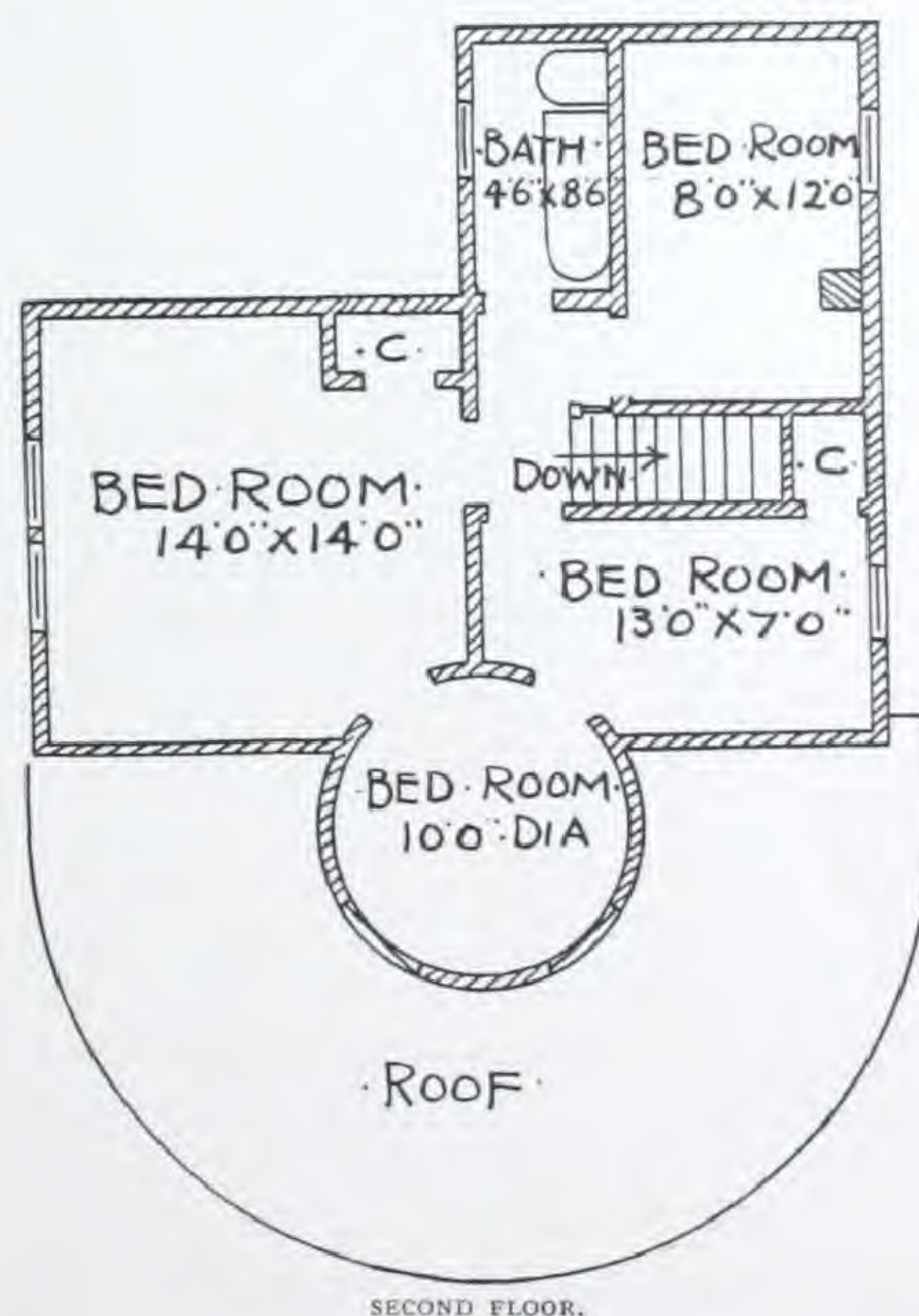
Residence, Design No. 1752



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols († † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 28 ft. 6 ins.; depth, not including veranda, 32 ft.
HEIGHTS OF STORIES: First story, 9 ft.; second story, 8 ft. 6 ins.
EXTERIOR MATERIALS: Foundation, posts or piers; first and second stories, gables and dormers, shingles; roof, shingles.
INTERIOR FINISH: Two coat plaster. Soft wood flooring, trim and stairs painted colors to suit owner.
COLORS: All shingles left natural. Trim, white. Sashes, red. Veranda floor and ceiling, oiled.
ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by

the floor plans. No cellar. Small loft for storage. Large pantry in kitchen. Extensive veranda. Sink and portable range in kitchen.

COST: \$1,450, not including plumbing. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

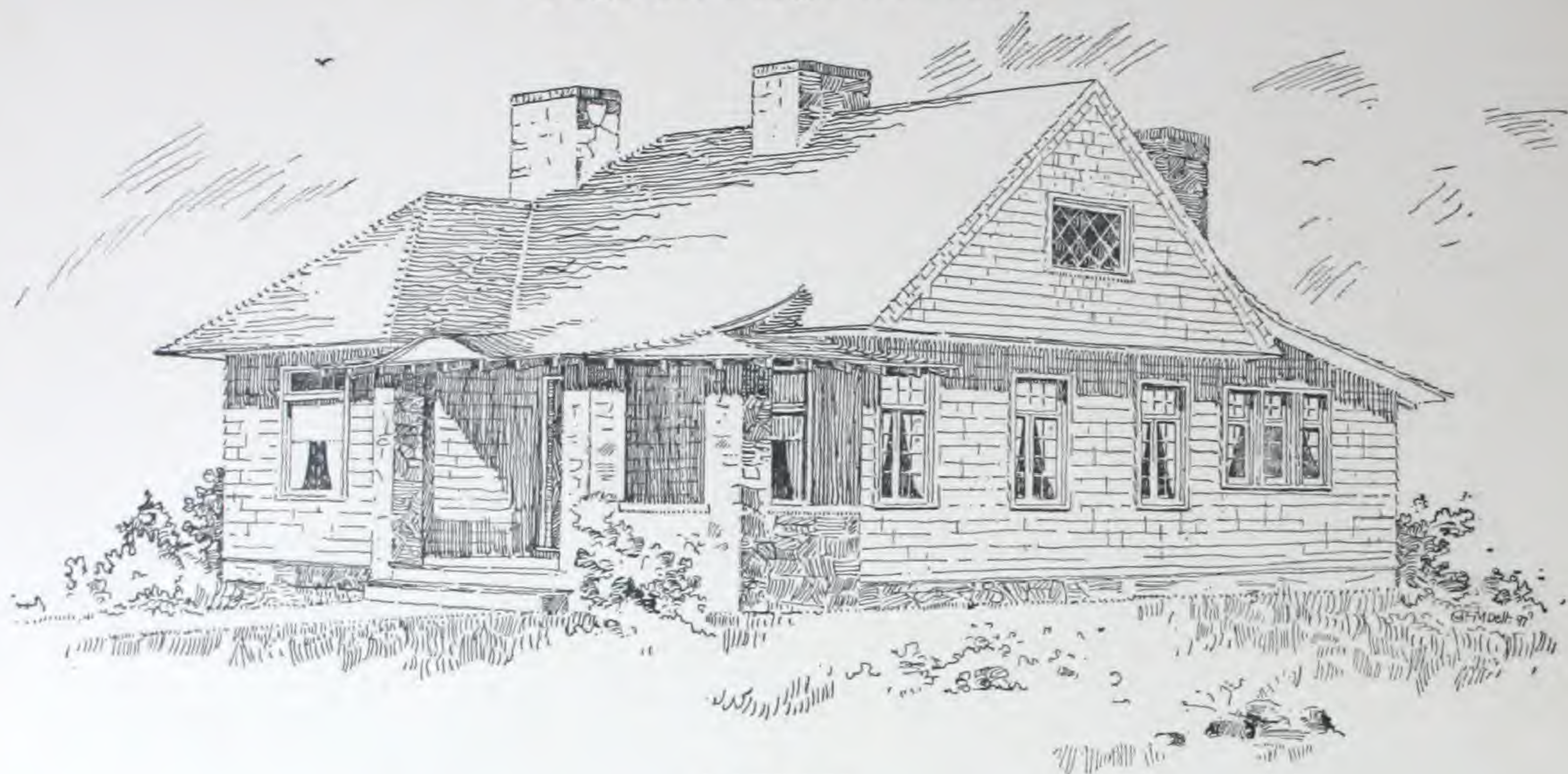
Price of working plans, specifications and details, \$15.
 Price of † bill of materials, 10.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be placed under part or whole of house. Bath-room may be omitted. Veranda may be planned at rear to extend across house.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Bungalow, Design No. 1684



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols († etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 34 ft. 6 ins.; depth, including veranda, 49 ft.

HEIGHT OF STORY: 10 ft.

EXTERIOR MATERIALS: Foundation, posts; veranda columns and enclosure, stone; side walls and roof, shingles.

INTERIOR FINISH: Side walls ceiled with yellow pine; ceiling joists exposed. Yellow pine floor and trim. All woodwork grain filled and finished natural.

COLORS: Shingles on side walls, treated with preservative. Shingles on roofs, stained moss green. Trim, sashes, etc., white.

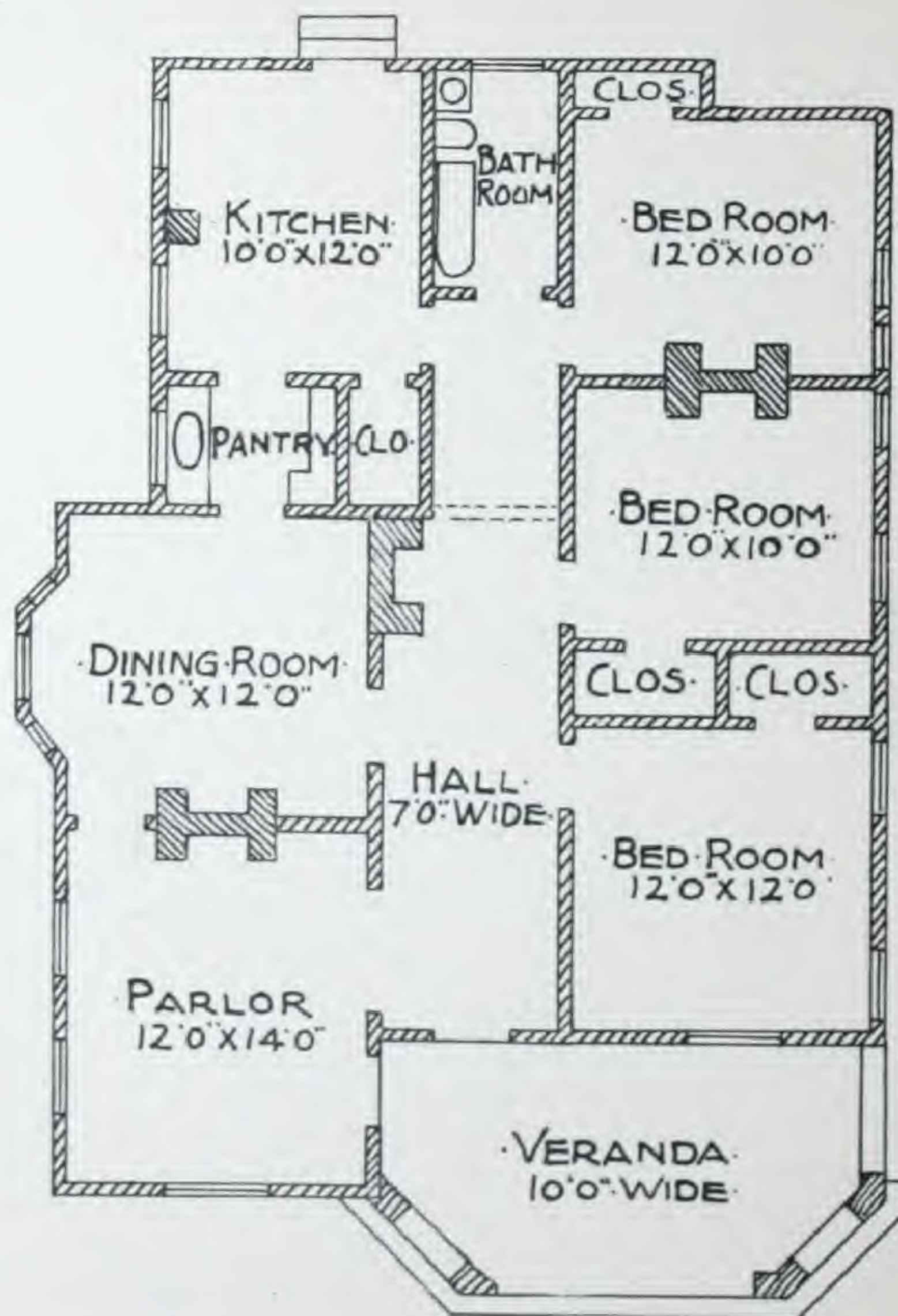
ACCOMMODATIONS: All the rooms, their sizes, closets, etc., are shown by the floor plan. No cellar. Attic floored over and accessible through a scuttle. Open fireplace in parlor, hall and dining-room and two bedrooms. Ornamental arch at rear of hall. Butler's pantry connects dining-room and kitchen, and contains sink and shelving. Sink and portable range in kitchen. Bath-room contains full plumbing. Veranda may be enlarged to extend on either side and front.

COST: \$1,500, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, detail drawings, etc., \$15.

Price of † bill of materials, 10.

Address, "Co-operative Building Plan Association," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



PLAN.

A NEW FEATURE.

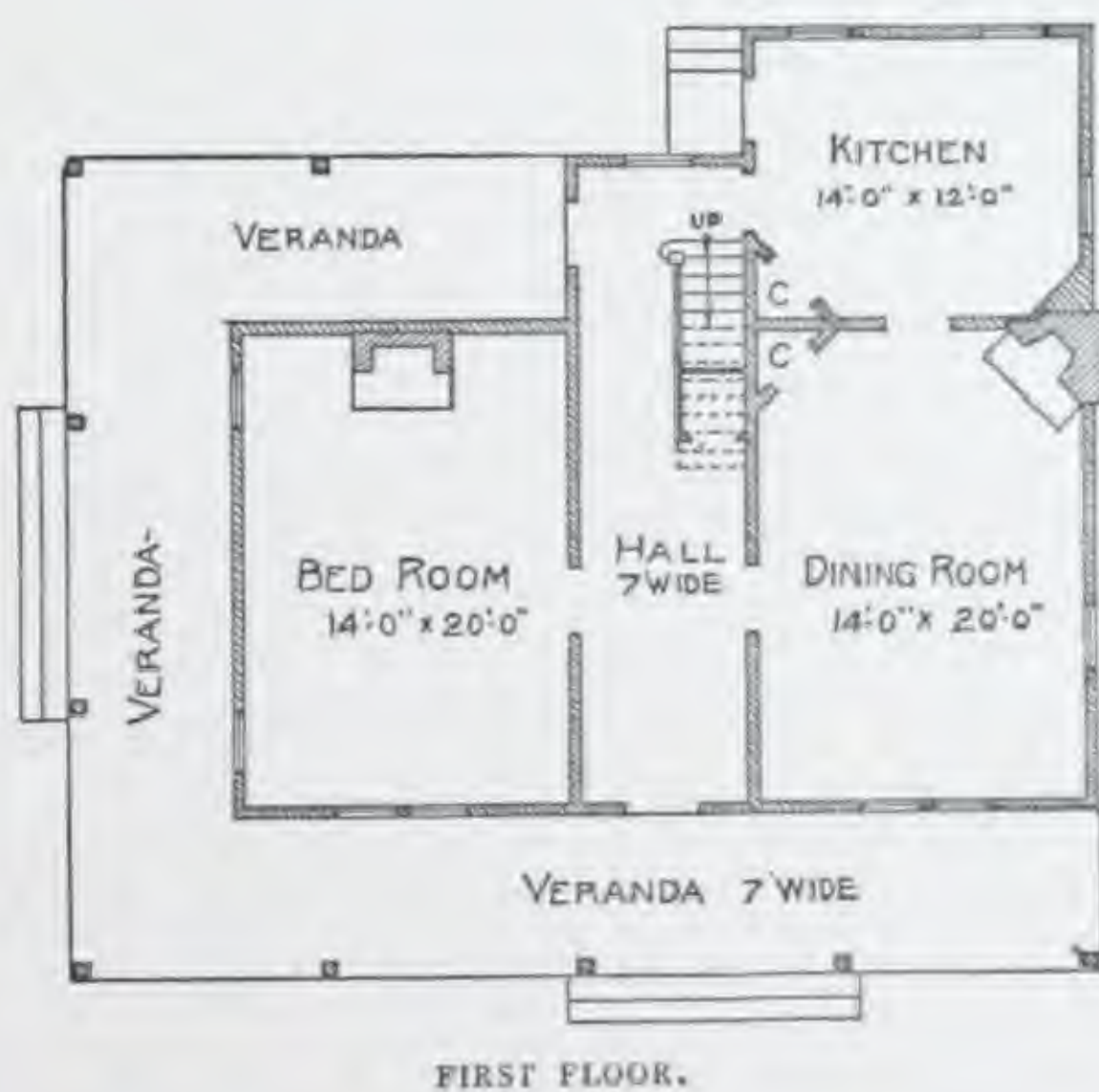
HEREAFTER, INSTEAD OF FIGURING THE COST OF OUR HOUSES "NOT INCLUDING THE HEATING APPARATUS AND THE PROFIT OF THE CONTRACTOR," WE SHALL SELECT THE BEST MODE OF HEATING FOR EACH DESIGN AND FIGURE SAME IN THE ESTIMATE TOGETHER WITH A FAIR PROFIT FOR THE CONTRACTOR SO THAT THE PRICE STATED WITH EACH DESIGN IS A FIGURE COMPLETE, WHICH THE OWNER CAN SAFELY FEEL WILL INCLUDE EVERYTHING AND THAT THE CONTRACTOR WILL BE PAID A FAIR PROFIT IF HE CONTRACTS WITH THE OWNER AT THAT FIGURE. OF COURSE, IF YOU BUILD BY DAY'S LABOR OUR ESTIMATE IS HIGHER BY 10 TO 15% THAN NECESSARY. OUR ESTIMATES ARE BASED ON NEW YORK PRICES FOR MATERIALS AND LABOR. IN OTHER SECTIONS OF THE U. S. THE COST SHOULD BE LESS.

OUR ESTIMATES ARE GUARANTEED, AS USUAL. (SEE SUPPLEMENT PAGE B.)

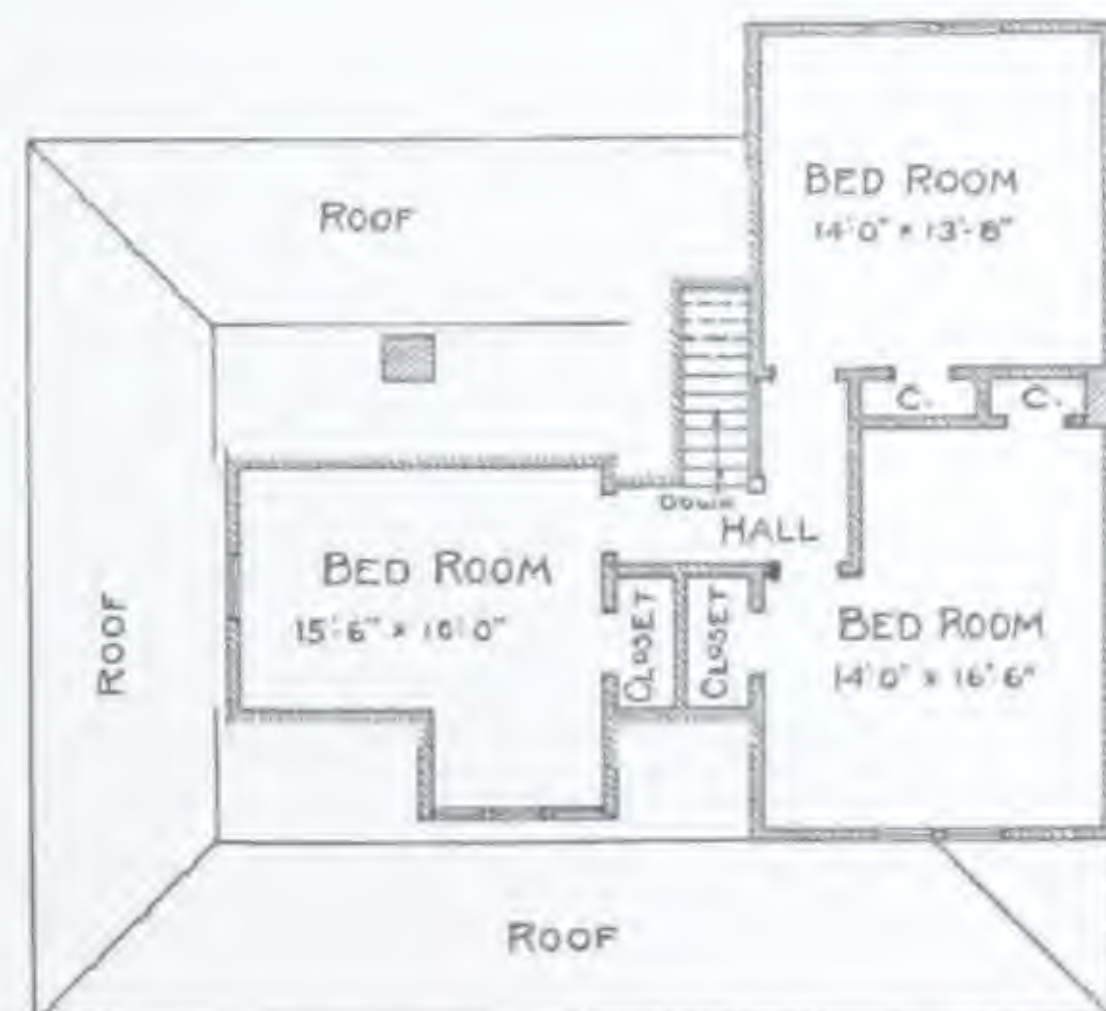
Cottage or Residence, Design No. 1695



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols († † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, exclusive of piazza, 37 ft.; depth, exclusive of piazza, 33 ft. 6 ins.

HEIGHTS OF STORIES: First story, 9 ft.; second story, 8 ft.

EXTERIOR MATERIALS: Foundations, posts; side walls, clapboards; gables, panels; roof, shingles.

INTERIOR FINISH: Walls and ceilings ceiled with narrow N. C. pine boards. Flooring throughout, N. C. pine. All interior woodwork grain filled and varnished. Plaster should be used on walls and ceilings, to make it a warm, all-year residence.

COLORS: Clapboards and panels, dark red; trim, veranda posts, etc. dark green; sashes, white.

ACCOMMODATIONS: The rooms, closets, etc., are shown by floor plans. No cellar or blinds. No plumbing. Open fireplace with brick mantel in dining-room and bedroom in first story. Large rooms with ample closet space. Closet under staircase. Thimble for connecting stove in kitchen with chimney. House designed for a wooded location, for summer use, but is adapted for use during whole year if necessary.

COST: \$1,500, complete. The estimate is based on $\frac{1}{2}$ New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, . . . \$15.

Price of †† bill of materials, 10.

The price for a modified design is greater, varying according to the alterations desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1753



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols († ff etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 18 ft.; depth, 30 ft.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 8 ins.; attic, 7 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story and roof, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish. White wood trim. Flooring, N. C. pine. Main staircase, N. C. pine. Chair-rail in dining-room. All interior woodwork grain filled, stained to suit owner and finished in hard oil varnish.

COLORS: Clapboards, dark green. Shingles on second story, natural. Trim, white. Roof shingles, stained dark red.

ACCOMMODATIONS: The rooms, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrance and concrete floor. Portable range and sink and two tubs in kitchen. Two rooms finished in attic and ample closet space.

COST: \$1,500, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

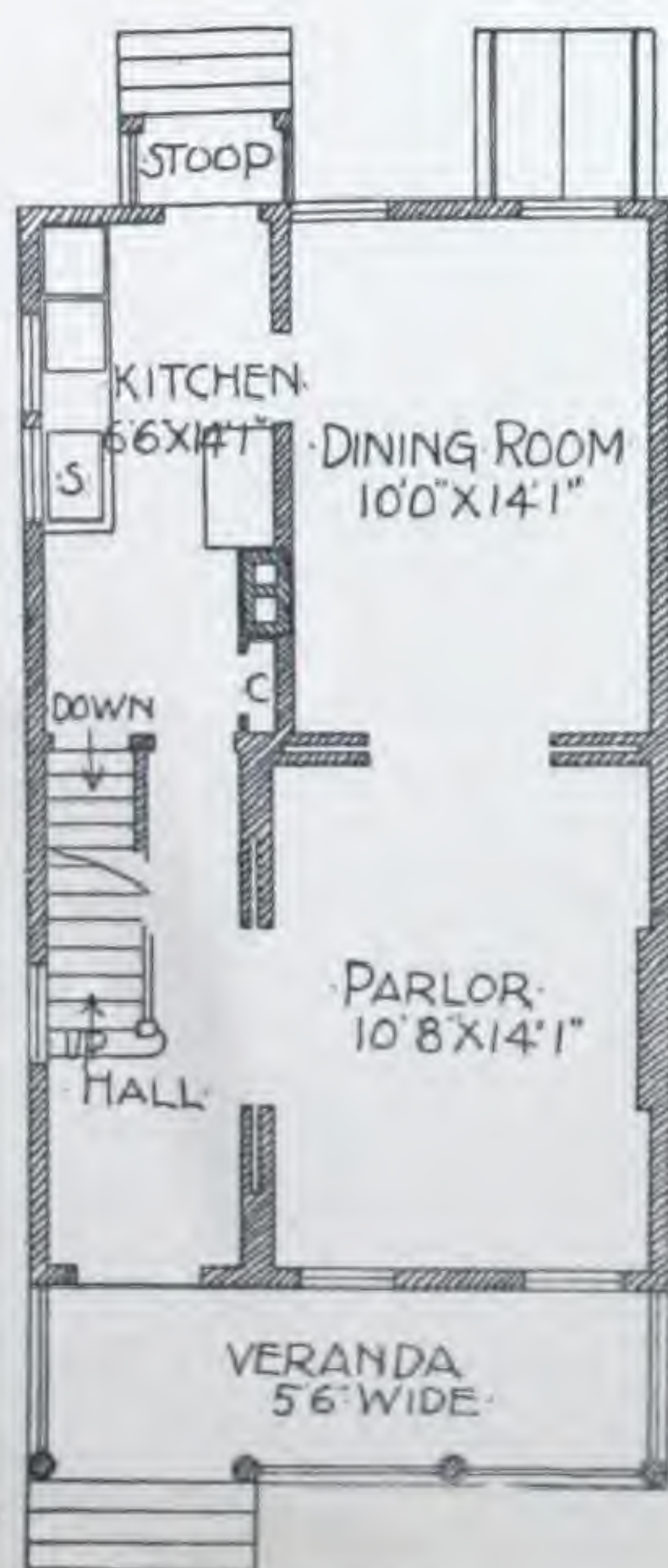
Price of working plans, specifications and detail drawings, \$15.

Price of † bill of materials, 10.

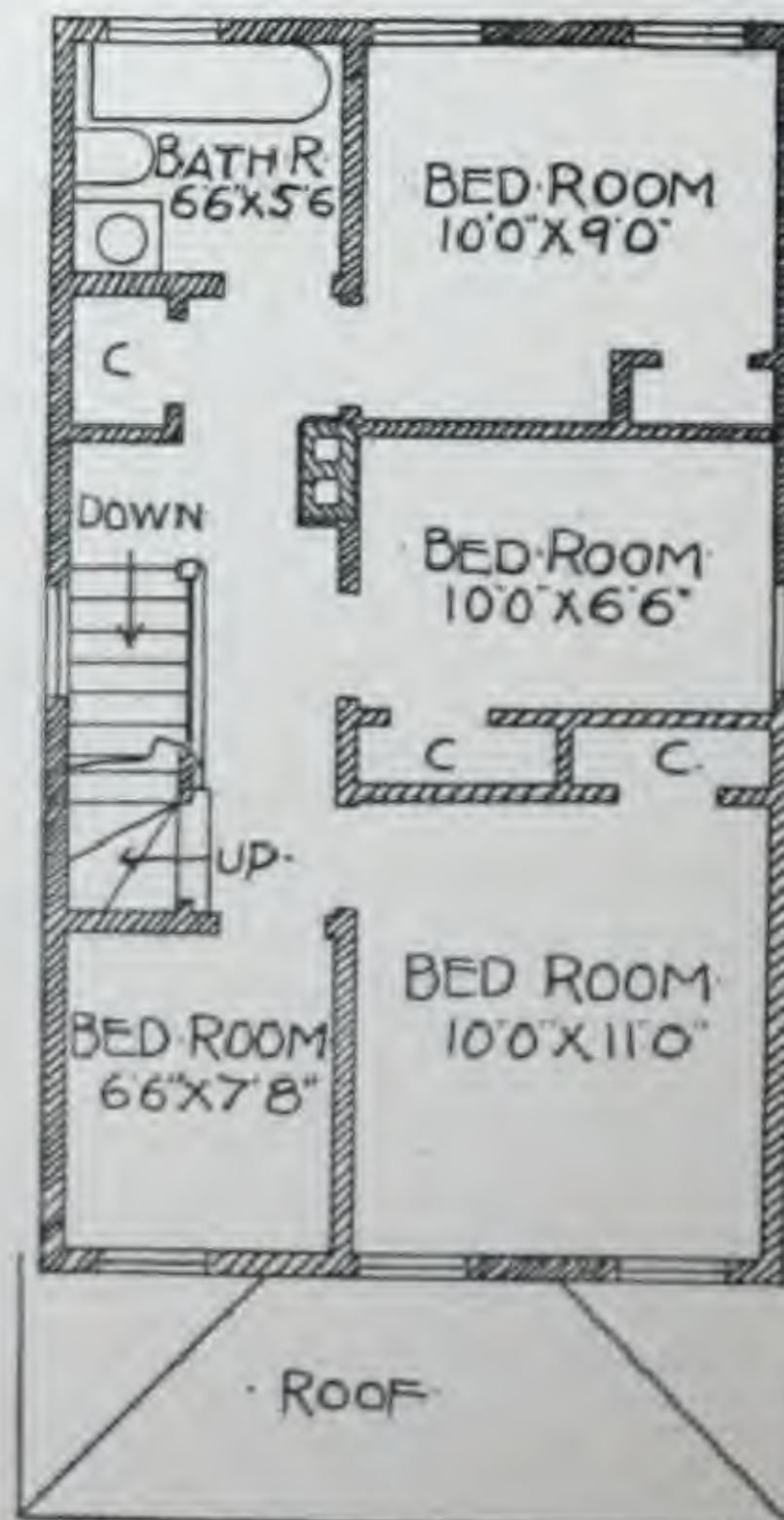
FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Open fireplaces may be introduced in parlor and bed-room over same. Stationary wash-tubs may be placed in cellar. Part or all of plumbing may be omitted. Porch may be carried around hall side.

The price of working plans, specifications, etc., for a modified design is greater, according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



FIRST FLOOR.



SECOND FLOOR.

Residence, Design No. 1751



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (†† etc.) see supplement page B.

GENERAL DIMENSIONS: Width, including veranda, 27 ft. 6 ins.; depth, including veranda, 38 ft. 6 ins.
HEIGHTS OF STORIES: Cellar, 6 ft. 6 ins.; first story, 8 ft. 6 ins.; second story, 7 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, brick; first and second story, clapboards; small gables and roof, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish. Soft wood flooring and trim. Picture moulding in principal rooms and hall, first story. Main stairs, yellow pine. All woodwork to be grain filled and finished with two coats hard oil varnish.

COLORS: Clapboards, yellow stone. Trim, including water-table, corner boards, casings, cornices, bands, veranda floor, veranda posts, rail, etc., light brown. Sashes, bronze green. Rain conductors and brickwork, Pompeian red. Outside doors, bronze green. Shingling on walls and gables, oiled. Roof shingles left natural. Veranda ceiling, oiled.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Attic floored for storage purposes. Cellar under hall and kitchen, with inside and outside entrance. Open fireplace in dining-room. Wide openings between parlor and dining-room and parlor and hall. Bath-room in second story. Sink, portable range and boiler in kitchen. Large open stairway. Large closet in kitchen. Ample veranda.

COST: \$1,500. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

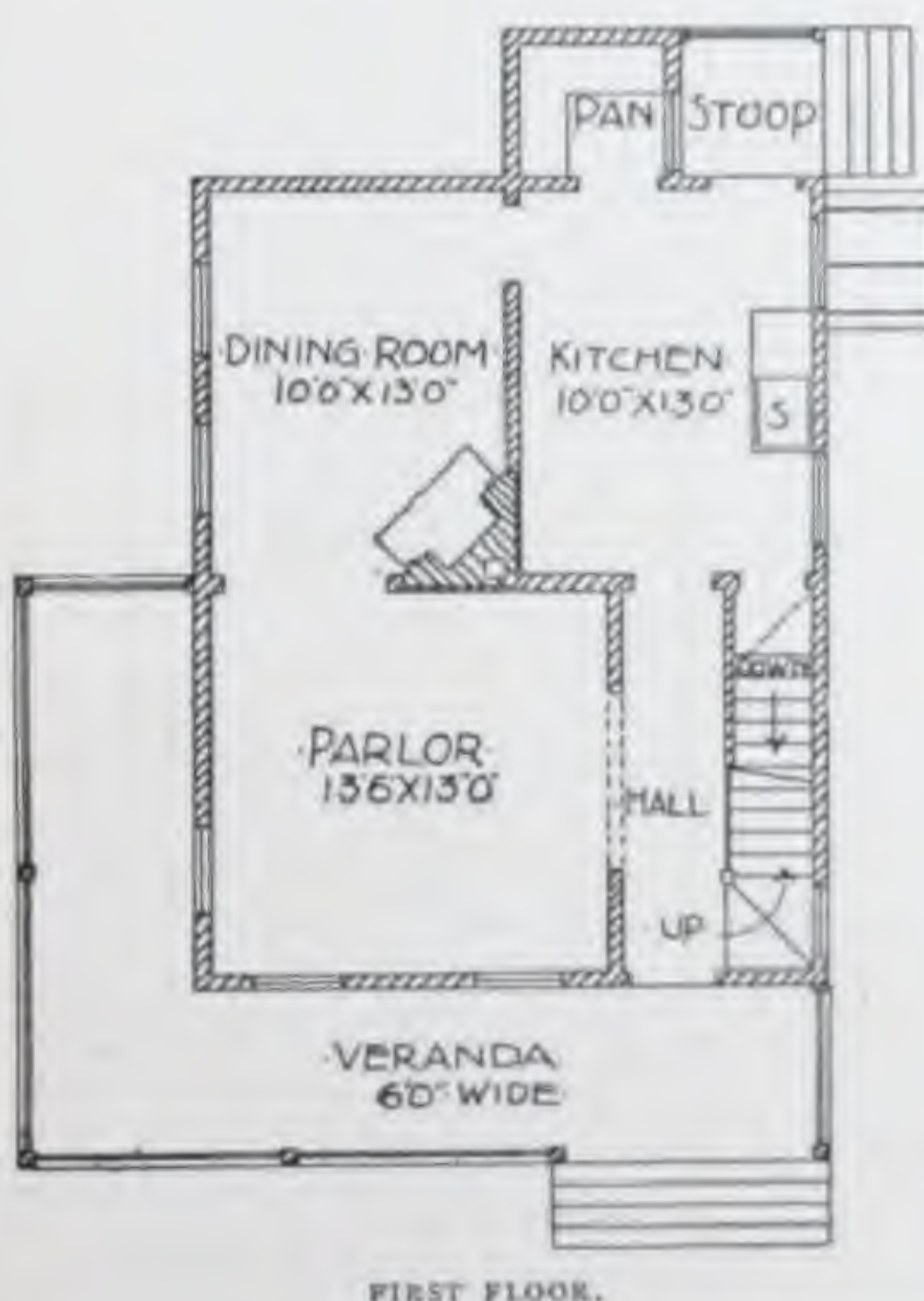
Price of working plans, specifications and details, \$15.

Price of full bill of materials, 10.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Stationary tubs may be introduced in kitchen or in cellar. Cellar may be reduced in size or wholly omitted. Fireplace may be omitted or transferred to parlor. Veranda can be extended.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

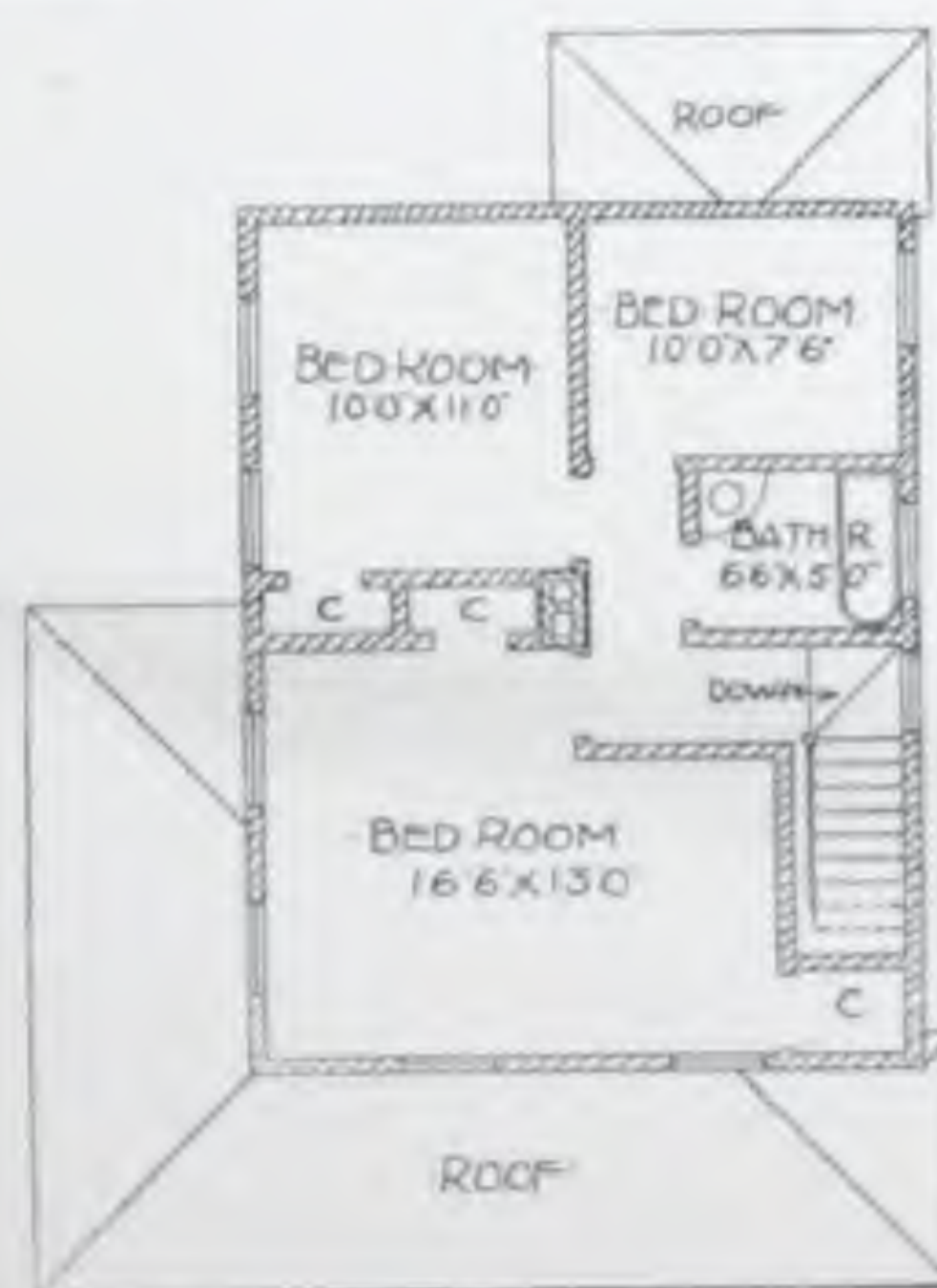
Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



FIRST FLOOR.

NOTES.

Prices for material and labor, on which all costs of structures are based, are given on supplement page B. Many people think it an unnecessary expense to invest in Working Plans, etc.; that their builders can draw up plans or follow rough sketches of their own. This is a great error. It would be true economy to pay even five times as much as our charges for proper drawings, etc. Without them mistakes are sure to occur, and to rectify a single mistake often costs much more than the cost of the plans. It is also impossible to get a low or correct estimate without the Working Plans and Specifications. Plans may be returned to us if cost exceeds our estimates. (For terms see supplement page B.)

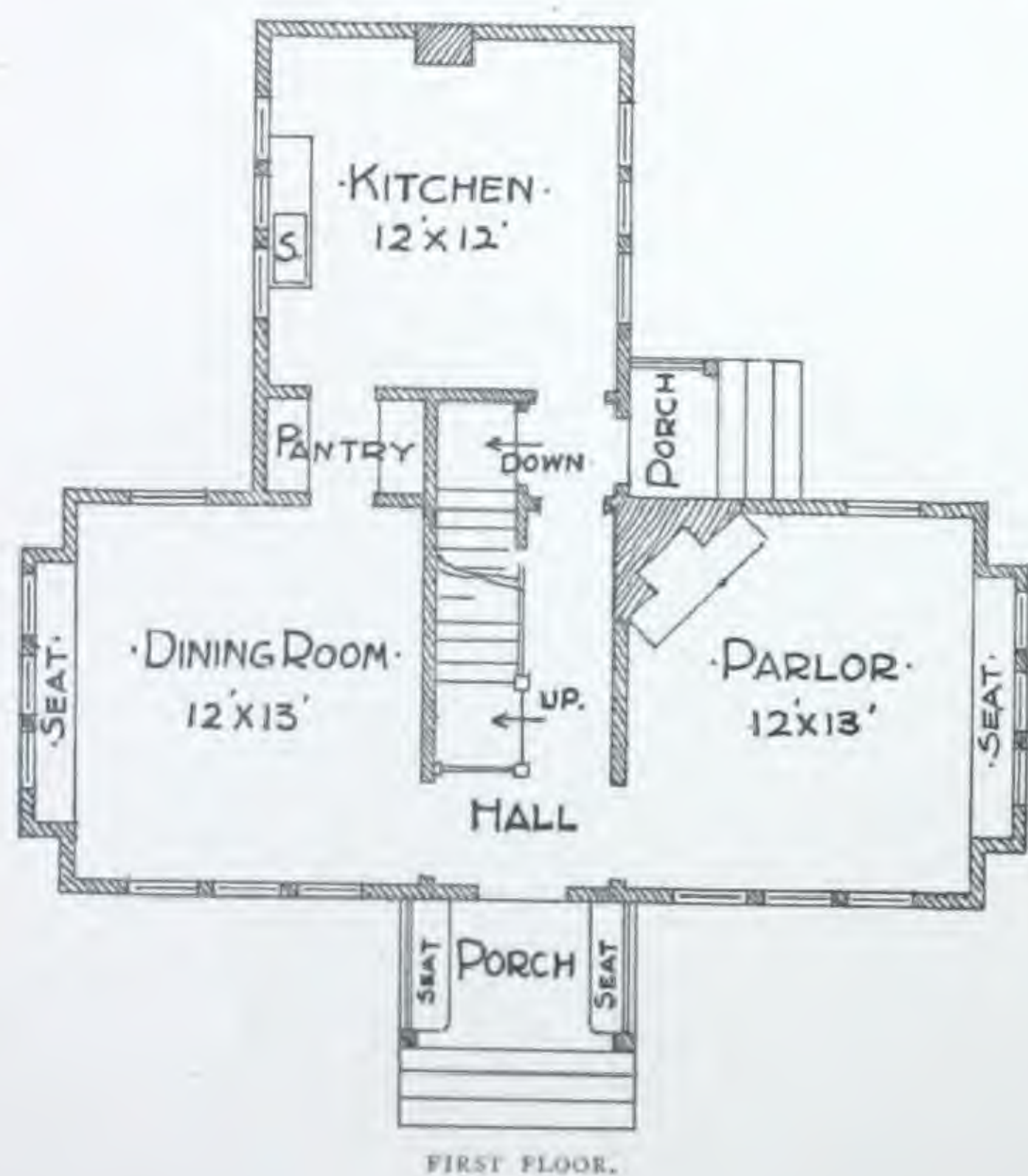


SECOND FLOOR.

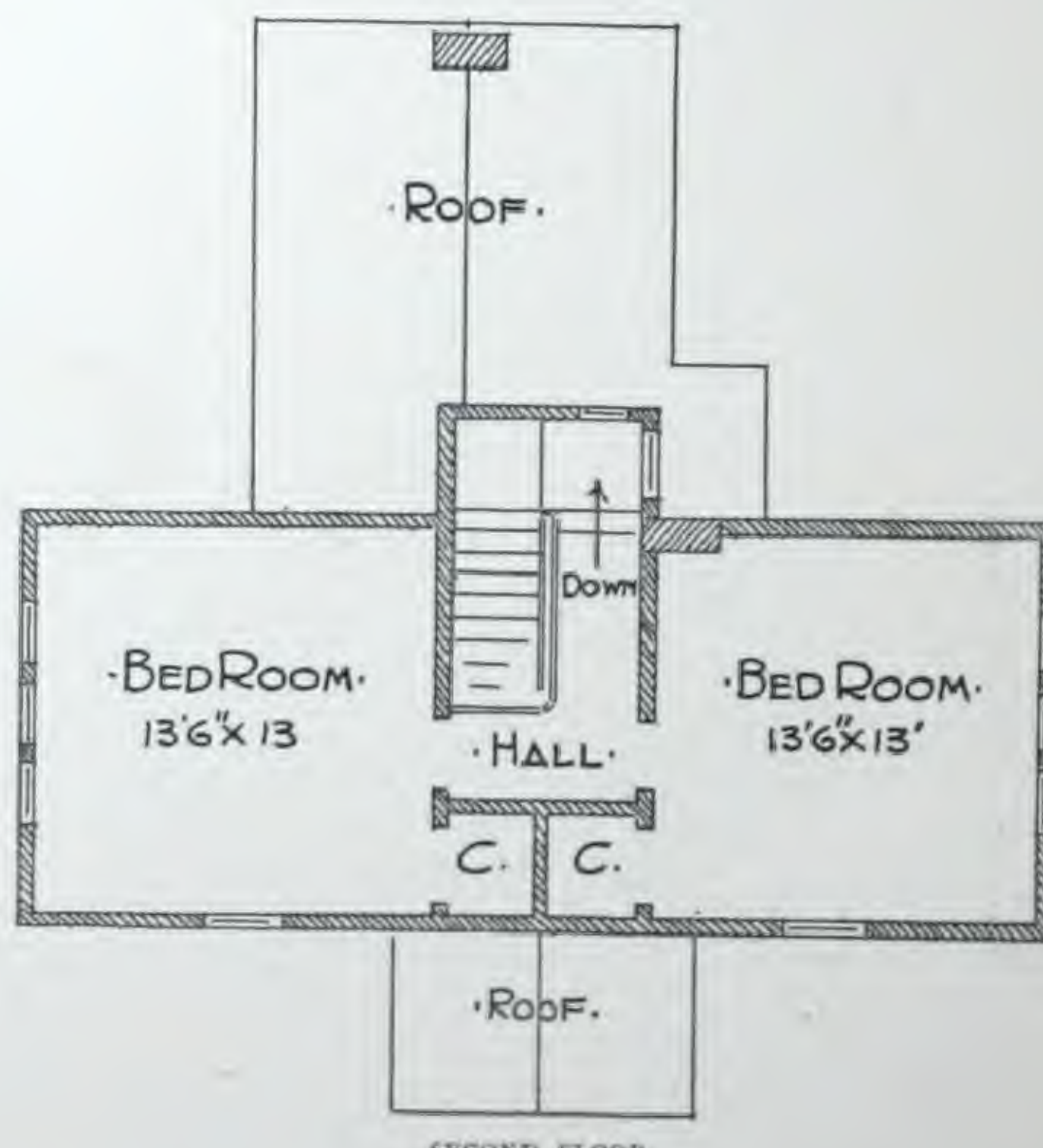
Residence, Design No. 1720



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols († ff etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 35 ft.; depth, 30 ft., not including porch.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 8 ft.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, brick; first story, shingles; second story, cement panels; roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim, white pine, painted. Flooring, N. C. pine in first story, white pine in second story. Staircase, N. C. pine, with ash rail.

COLORS: First story, dark red. Woodwork in second story and gables, dark red. Roof left natural.

ACCOMMODATIONS: Large, well lighted rooms. Ample closet space. Cellar under main house, with inside and outside entrance and concrete floor. Fireplace in parlor. Large window seats in parlor and dining-room. Front porch has two seats and forms an attractive feature. Storage space in loft. Bath-room may be introduced in second story.

COST: \$1,500, complete. The estimate is based on † New York prices for material and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$15.

Price of †† bill of material, 10.

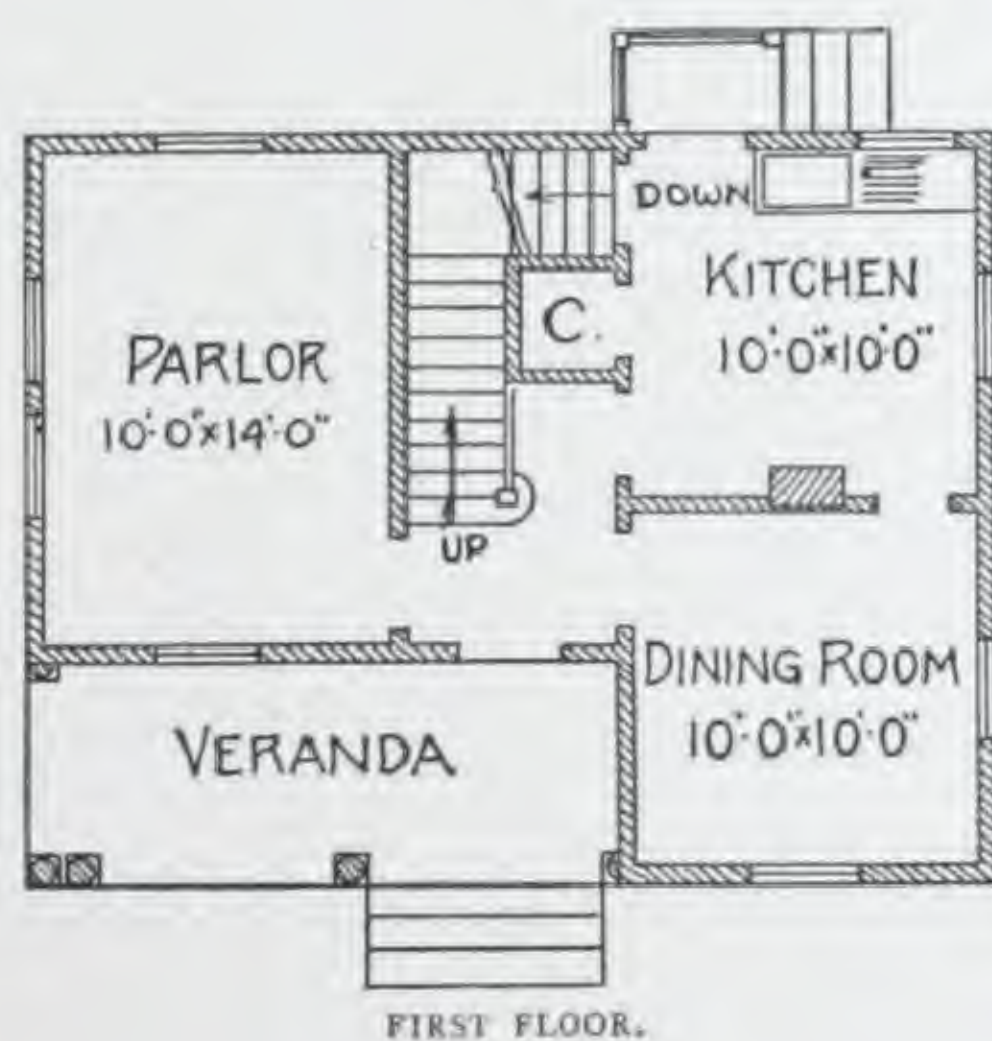
The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

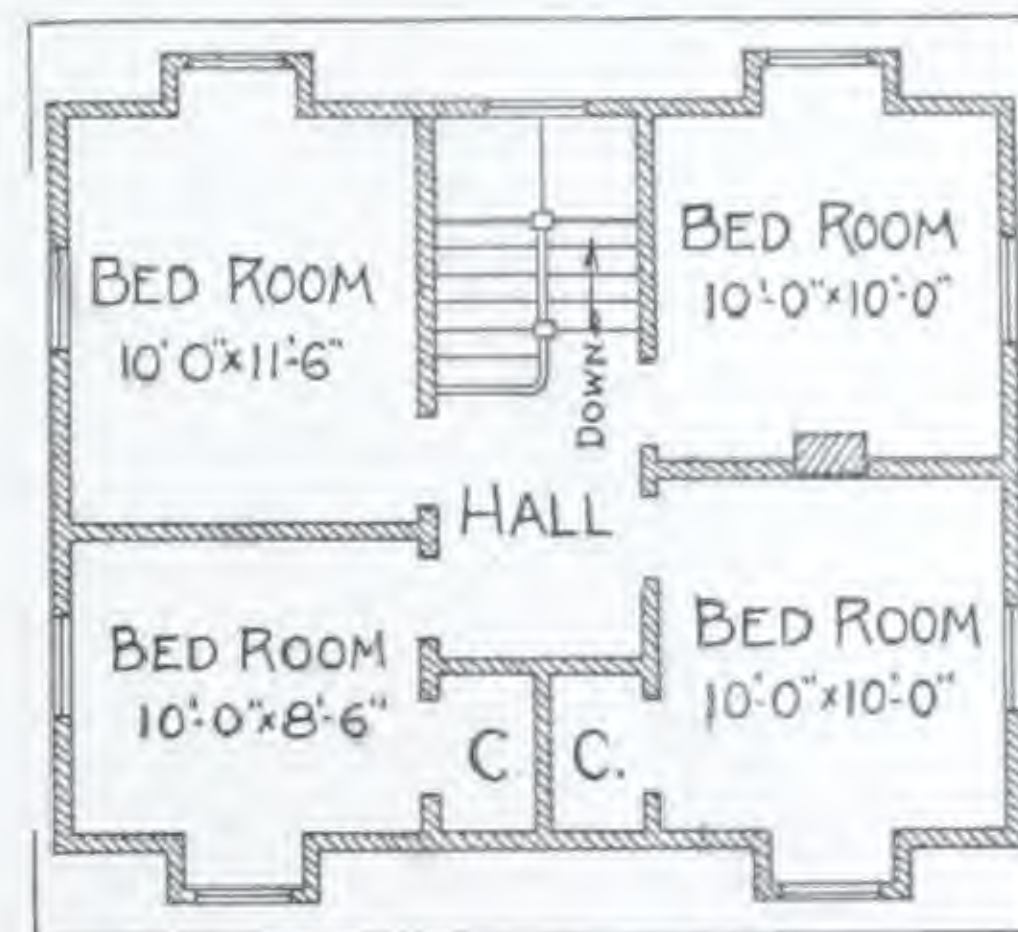
Residence, Design No. 1696



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols (* + etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 28 ft.; depth, 21 ft. 6 ins.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 8 ft. 6 ins.; second story, 8 feet.

EXTERIOR MATERIALS: Foundation, stone; first and second stories and roofs, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish. White wood trim. Flooring, N. C. pine. Main staircase, ash. Kitchen wainscoted. Chair-rail in dining-room. All interior woodwork grain filled, stained to suit owner and finished in hard oil varnish.

COLORS: Clapboards, dark green. Shingles on second story, natural. Trim, white. Roof shingles, stained dark red.

ACCOMMODATIONS: The rooms, closets, etc., are shown by the floor plans. Cellar under kitchen, hall and dining-room, with inside and outside entrance and concrete floor. Portable range and sink in kitchen. Space for ventilation above second story ceiling.

COST: \$1,500, complete. The estimate is based on † New York prices for material and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, . . . \$15.

Price of †† bill of material, 10.

The price of working plans, specifications, etc., for a modified design is greater, according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1722



PERSPECTIVE.

DESCRIPTION.

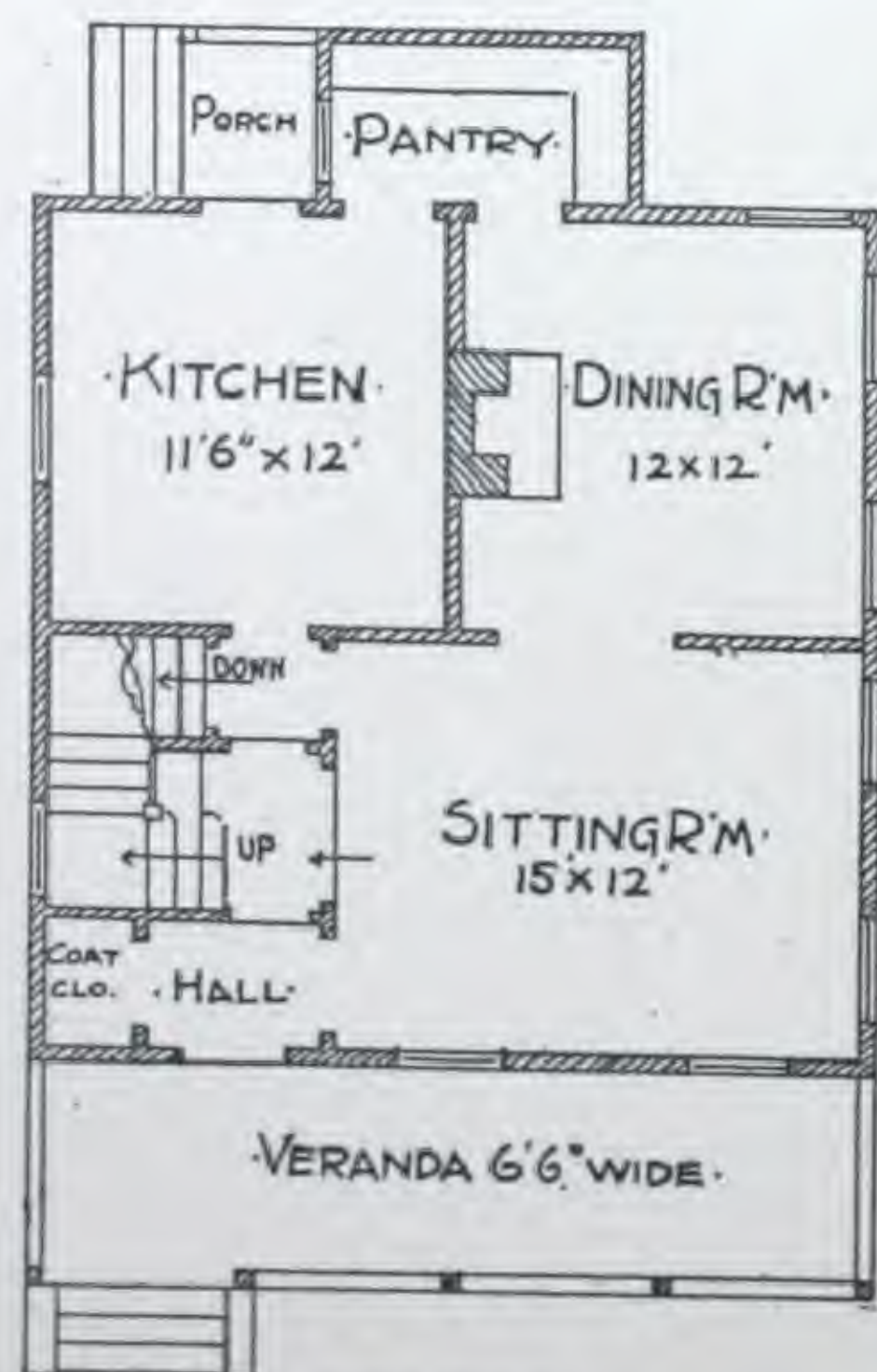
For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 25 ft.; depth, 30 ft. 6 ins., not including veranda.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 8 ft.; second story, 8 ft.

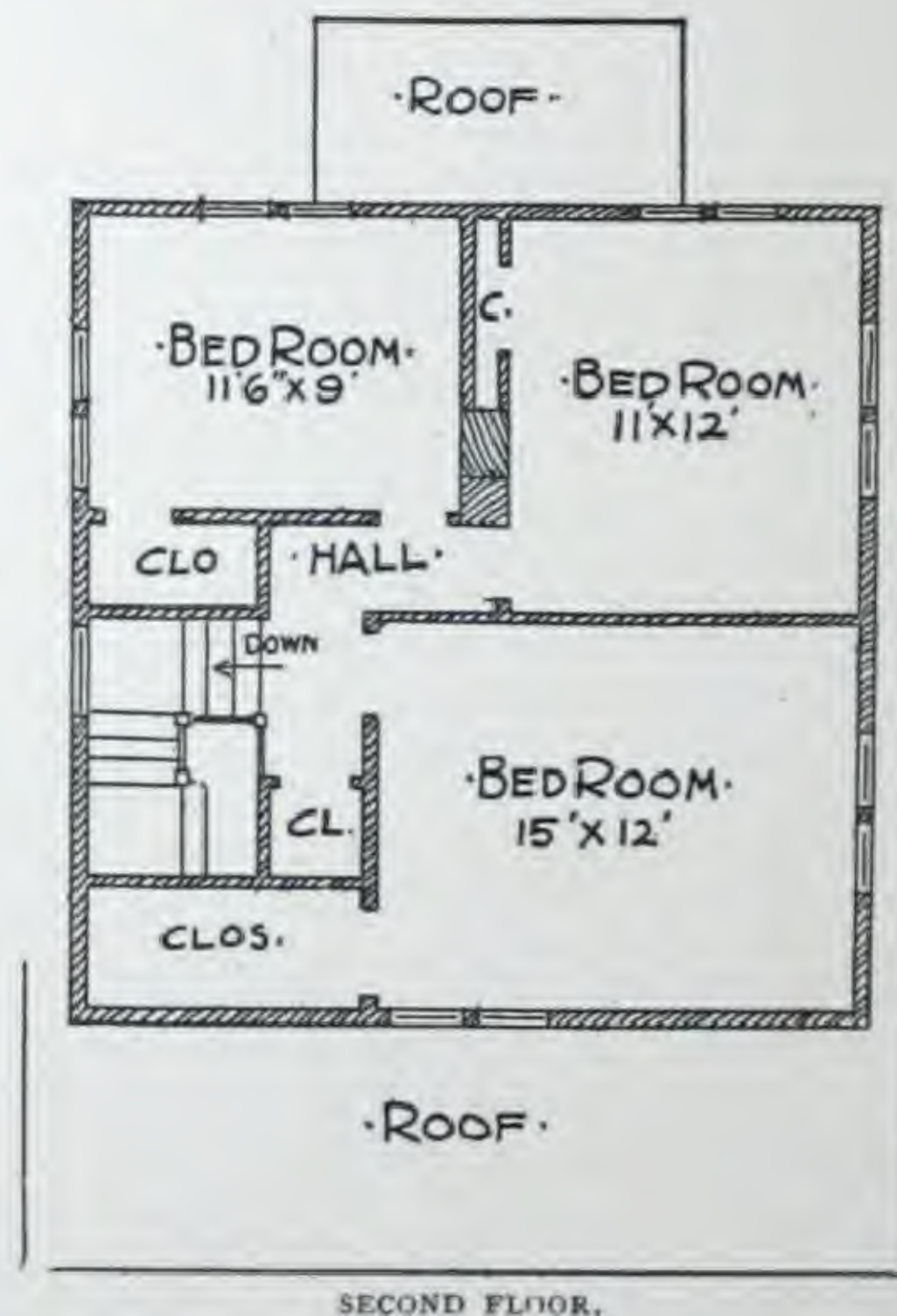
EXTERIOR MATERIALS: Foundation, stone; first story, shingles; second story, cement panels; roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim, N. C. pine, stained. Flooring, N. C. pine. Staircase, N. C. pine, with ash rail.



FIRST FLOOR.

COLORS: First story, light gray. Woodwork in second story, dark brown. Roof, moss green.



SECOND FLOOR.

ACCOMMODATIONS: Large rooms with ample closet space. Cellar under whole house, with inside and outside entrance and concrete floor. Fireplace in dining-room. Sitting-room opens direct on staircase, forming with the latter a very attractive feature. Coat closet in hall and linen closet in second story hall. Large portière opening connects dining-room and sitting-room. Large pantry connects kitchen and dining-room. Storage space in loft.

COST: \$1,500, complete. The estimate is based on † New York prices for material and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$15.

Price of †† bill of materials, 10.

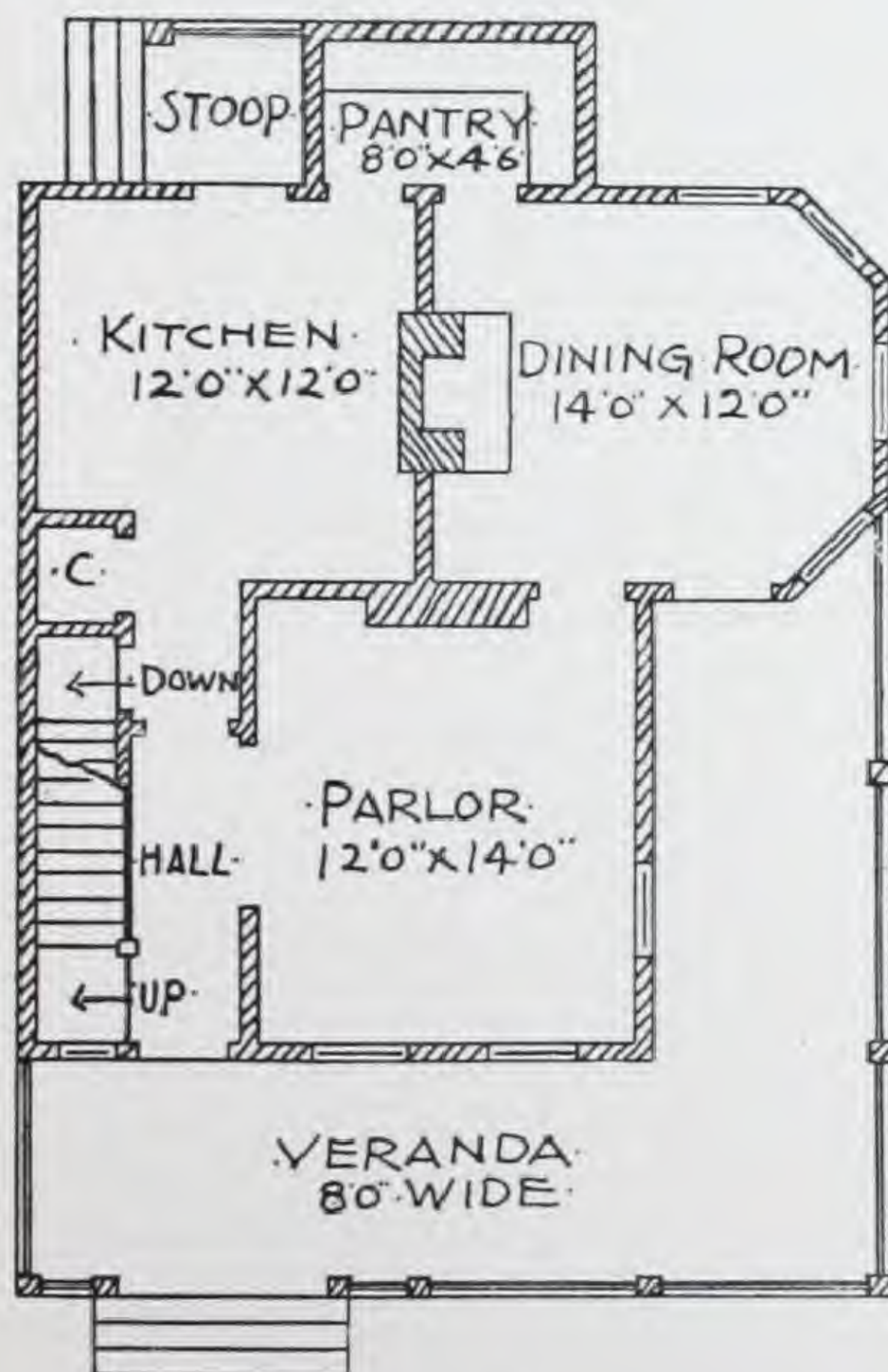
The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "Co-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

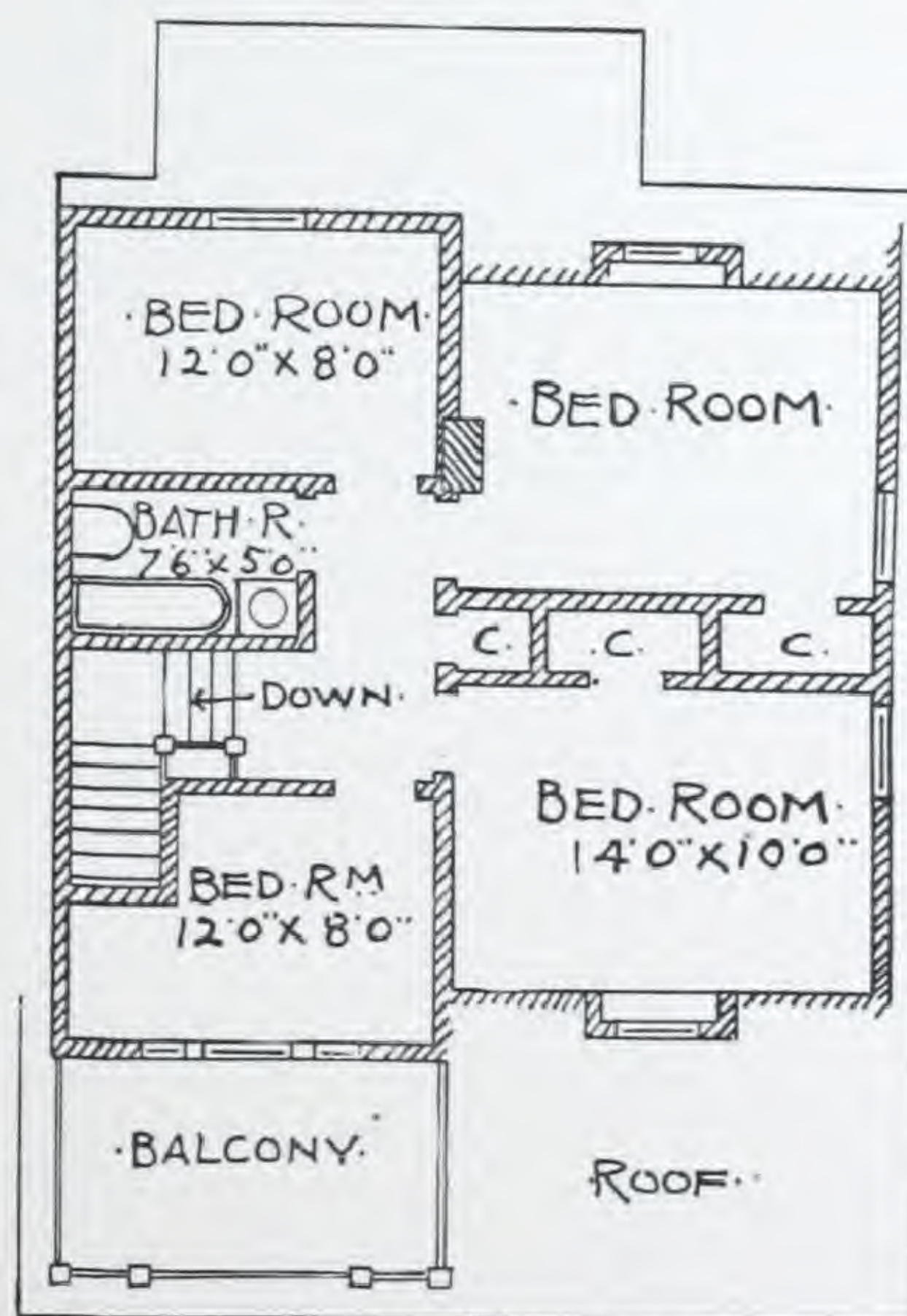
Residence, Design No. 1755



PERSPECTIVE.



FIRST STORY.



SECOND STORY.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 27 ft. 6 ins.; depth, including veranda and pantry, 40 ft.

HEIGHTS OF STORIES: Cellar, 6 ft. 6 ins.; first story, 9 ft.; second story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story, gables and roof, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish. Trim, white wood. Flooring, N. C. pine. Staircase, yellow pine. Kitchen and bath-room, wainscoted. All interior woodwork grain filled, stained to suit owner and finished in hard oil varnish.

COLORS: Trim, including water-table, corner boards, cornices, casings, bands, veranda columns, newels, rail, etc., cream white. Clapboards, buff. Shingles on side walls dipped in and brush coated with dark sienna stain. Roof shingles dipped in and brush coated with moss green stain. Sashes, dark green. Veranda floor and ceiling, also outside doors and brickwork, oiled.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under the whole house, with inside entrance and concrete floor. Space over second story floored for storage purposes, accessible through scuttle. Sink and portable range in kitchen. Breast for mantel in parlor. Open fireplace in dining-room. Large pantry connecting kitchen and dining-room. Wide porte-rière opening connects parlor and hall. No blinds. Bath-room in second story, with full plumbing.

COST: \$1,500. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and details, \$15.

Price of †† bill of materials 10.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be reduced in size or wholly omitted. Bath-room may be omitted. Double sliding doors may be placed between hall and parlor. A dresser may be placed in pantry.

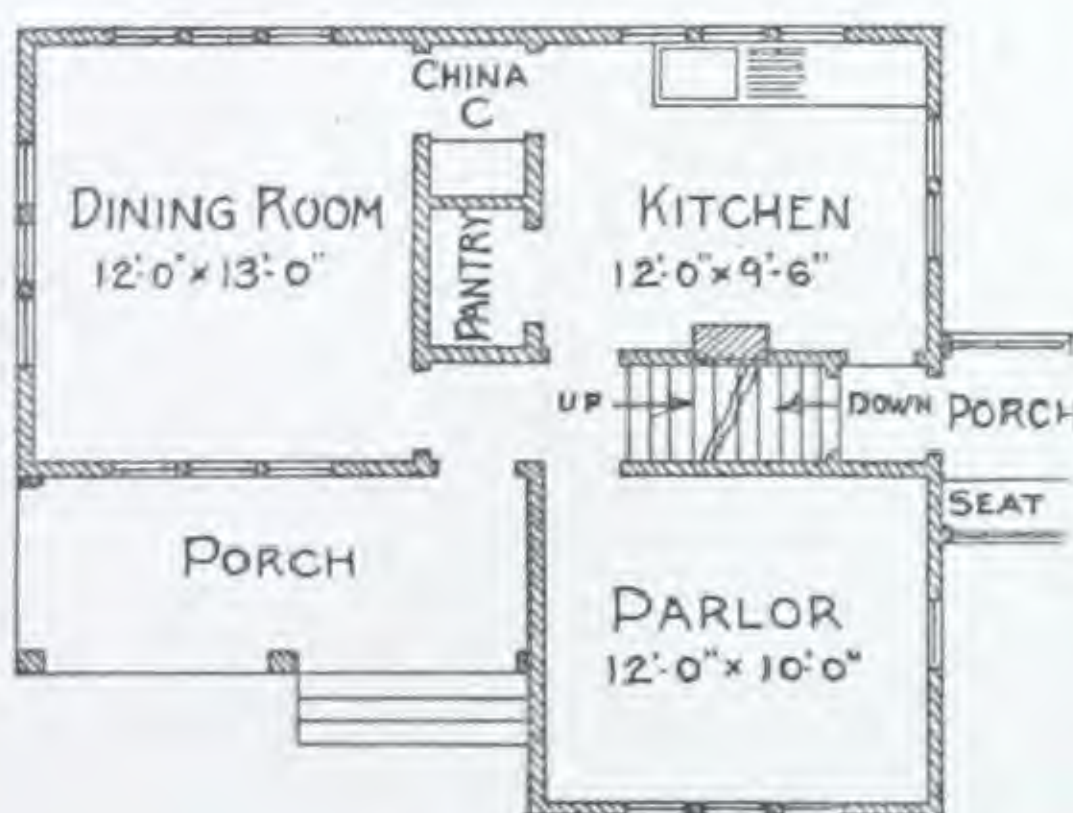
The price of working-plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

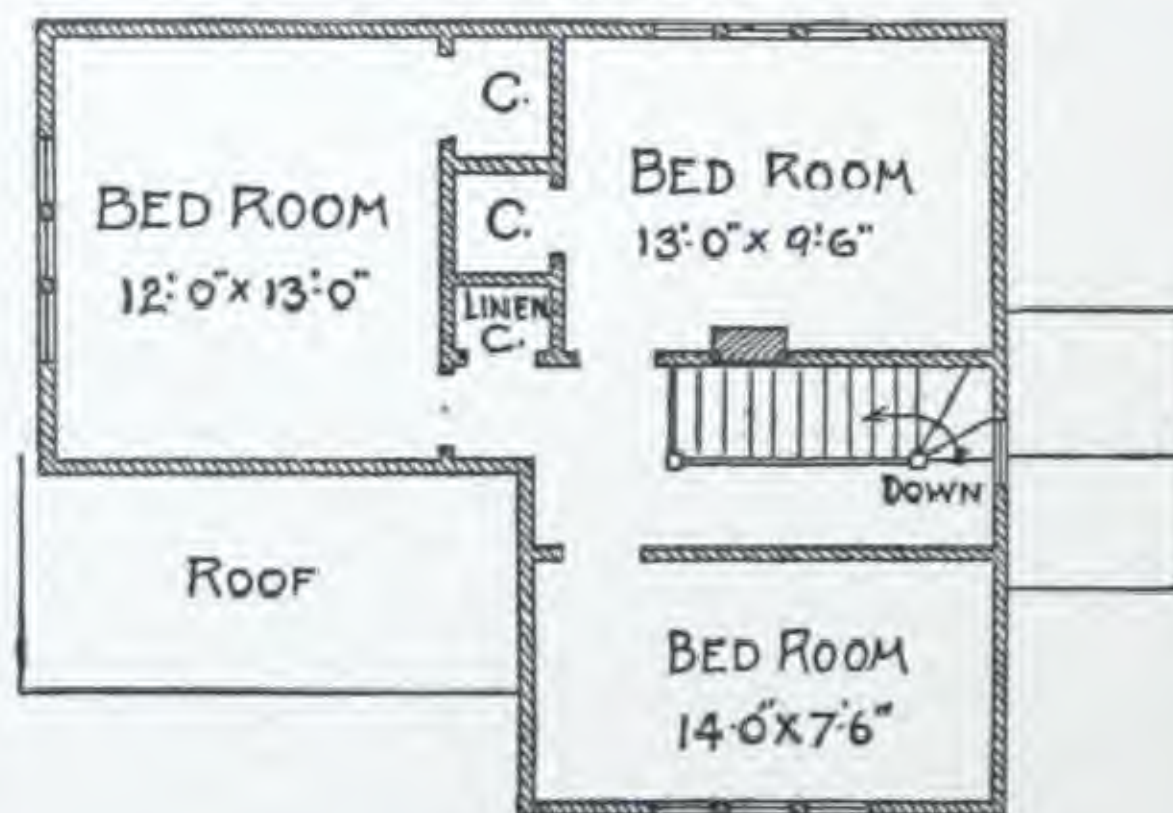
Residence, Design No. 1692



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols (* † etc.,) see supplement page B.

GENERAL DIMENSIONS: Width, including porch, 33 ft. 6 ins.; depth, 24 ft. 6 ins.

HEIGHTS OF STORIES: Cellar 7 ft.; first story, 8 ft. 6 ins.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, stone; first story, shingles; second story and gables, cement panels; roofs, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish. Soft wood flooring, trim and staircase. All interior woodwork grain filled, stained to suit owner and finished in hard oil varnish.

COLORS: First story shingles stained moss green; panels, gray; stiles, dark brown; roof left natural for weather stain; veranda floor, brown; outside doors and veranda ceiling, finished with spar varnish.

ACCOMMODATIONS: Compact arrangement of rooms. Large rooms throughout. China closet between kitchen and dining-room. Cellar under kitchen and parlor. Large closets to rooms. Linen closet in second story. Picturesque exterior.

COST: \$1,500, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$15.

Price of †† bill of materials, 10.

NOTES.

Prices for material and labor, on which all costs of structures are based, are given on supplement page B. Many people think it an unnecessary expense to invest in Working Plans, etc.; that their builders can draw up plans or follow rough sketches of their own. This is a great error. It would be true economy to pay even five times as much as our charges for proper drawings, etc. Without them mistakes are sure to occur, and to rectify a single mistake often costs much more than the cost of the plans. It is also impossible to get a low or correct estimate without the Working Plans and Specifications. Plans may be returned to us if cost exceeds our estimates. (For terms see supplement page B.)

A NEW FEATURE.

HEREAFTER, INSTEAD OF FIGURING THE COST OF OUR HOUSES "NOT INCLUDING THE HEATING APPARATUS AND THE PROFIT OF THE CONTRACTOR," WE SHALL SELECT THE BEST MODE OF HEATING FOR EACH DESIGN AND FIGURE SAME IN THE ESTIMATE TOGETHER WITH A FAIR PROFIT FOR THE CONTRACTOR SO THAT THE PRICE STATED WITH EACH DESIGN IS A FIGURE COMPLETE, WHICH THE OWNER CAN SAFELY FEEL WILL INCLUDE EVERYTHING AND THAT THE CONTRACTOR WILL BE PAID A FAIR PROFIT IF HE CONTRACTS WITH THE OWNER AT THAT FIGURE. OF COURSE, IF YOU BUILD BY DAY'S LABOR OUR ESTIMATE IS HIGHER BY 10 TO 15% THAN NECESSARY. OUR ESTIMATES ARE BASED ON NEW YORK PRICES FOR MATERIALS AND LABOR. IN OTHER SECTIONS OF THE U. S. THE COST SHOULD BE LESS.

OUR ESTIMATES ARE GUARANTEED, AS USUAL. (SEE SUPPLEMENT PAGE B.)

Summer Residence, Design No. 1757



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

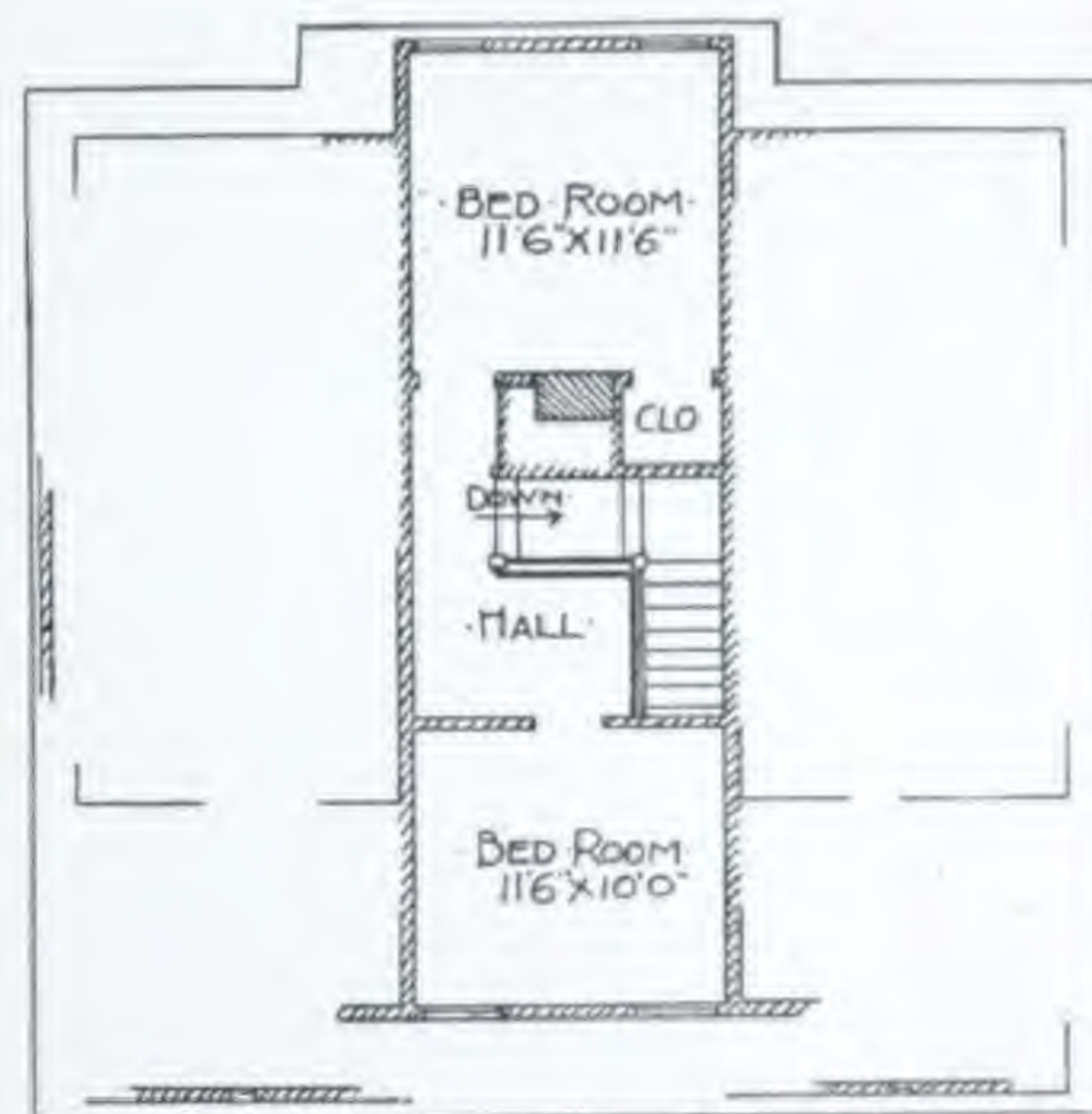
GENERAL DIMENSIONS: Extreme width, 38 ft.; depth, 38 ft., including veranda.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 10 ft.; second story, 8 ft.

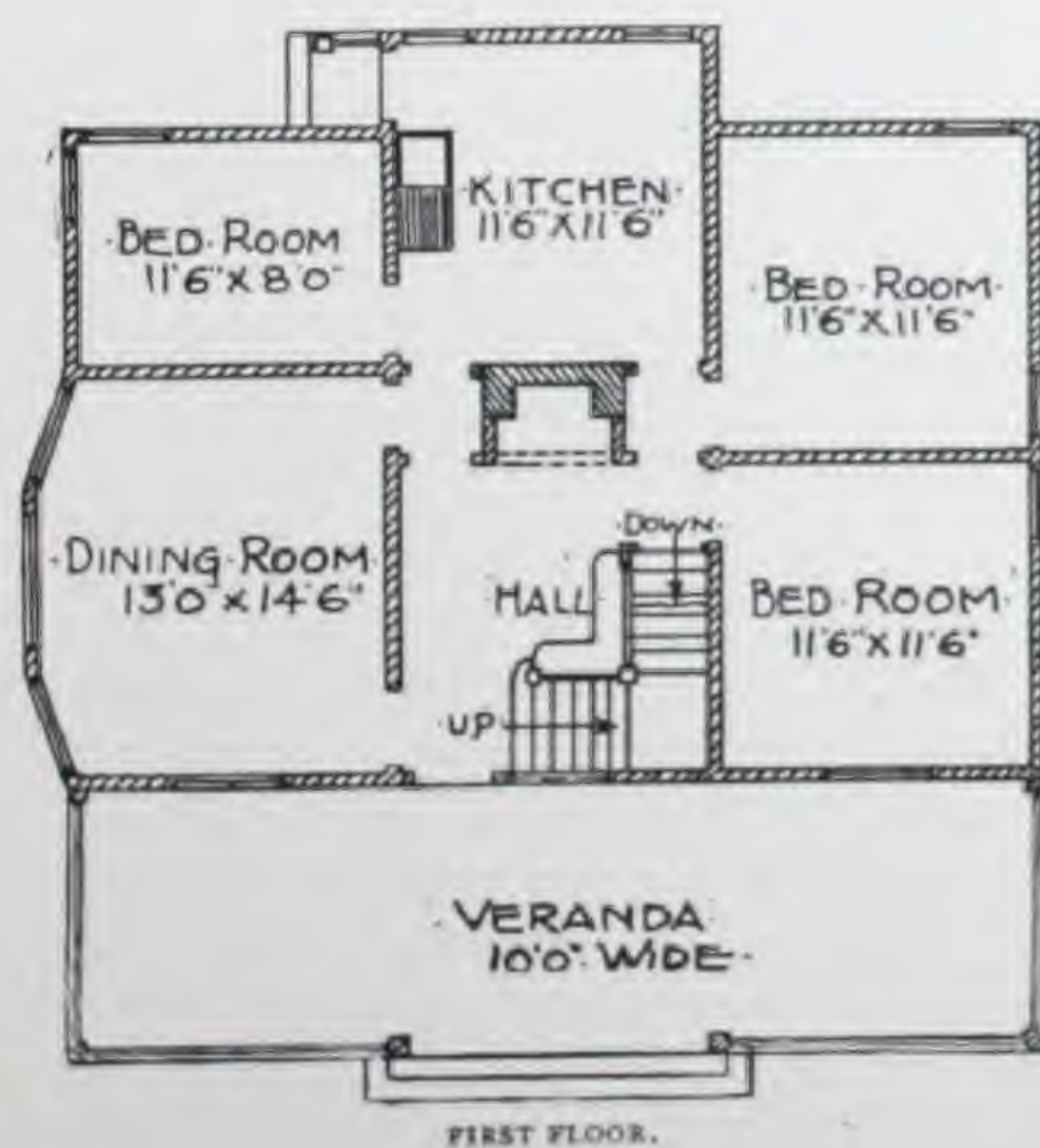
EXTERIOR MATERIALS: Foundation, brick walls and wooden posts; first story, clapboards; second story, gables and roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim, N. C. pine. Flooring, N. C. pine in hall, elsewhere soft wood. Staircase, N. C. pine, stained.

COLORS: Side walls, light green. Trim, dark green. Outside doors, grain filled and varnished with spar varnish.



SECOND FLOOR.



FIRST FLOOR.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under kitchen and hall, with outside and inside entrance and concrete floor. Sink and portable range in kitchen. Large open fireplace in hall, with stair-landing over, producing a gallery effect. Gallery can be seen from front door. Large rooms throughout. Broad veranda.

COST: \$1,600, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

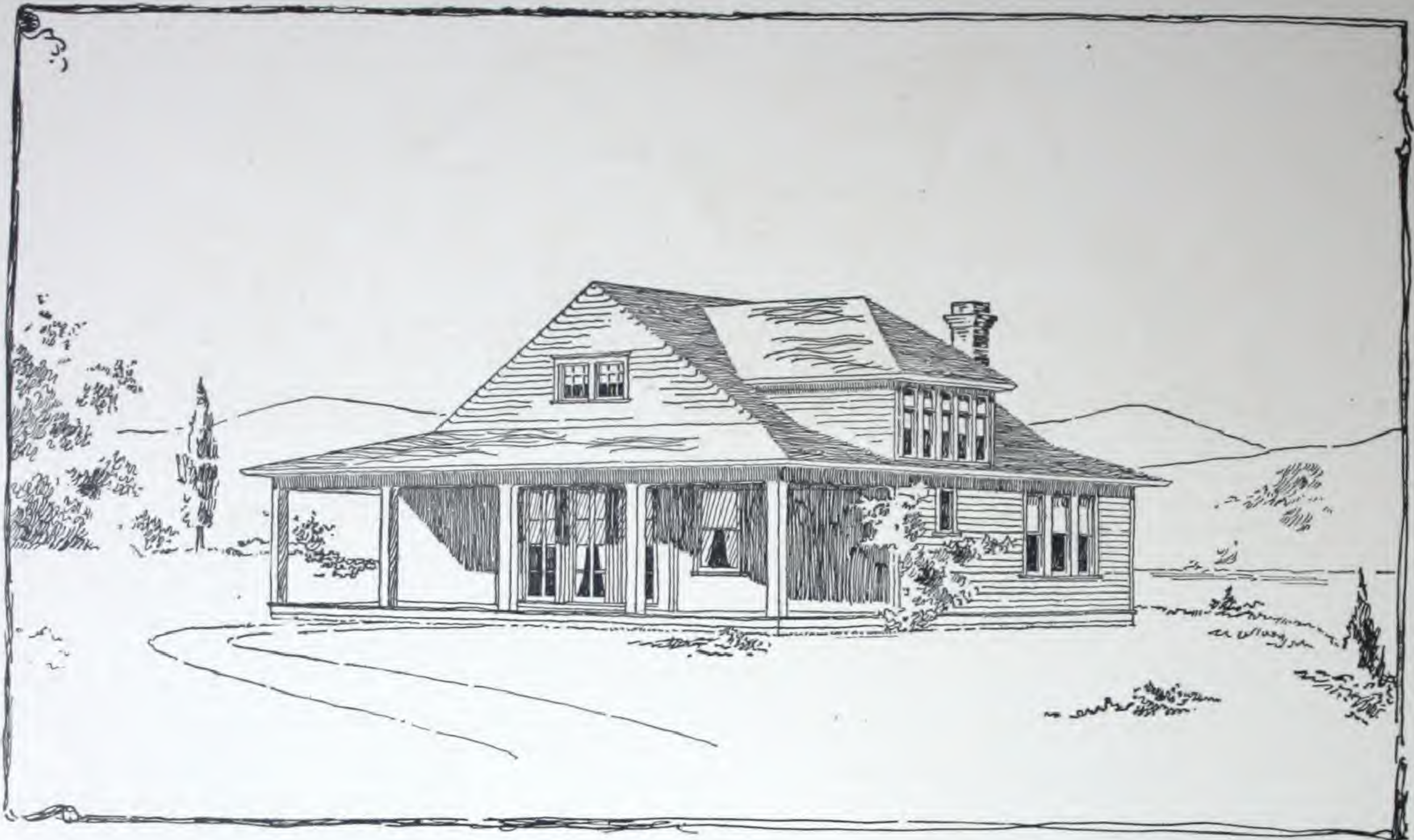
Price of working plans, specifications and detail drawings, . . . \$15.

Price of †† bill of materials, . . . 10.

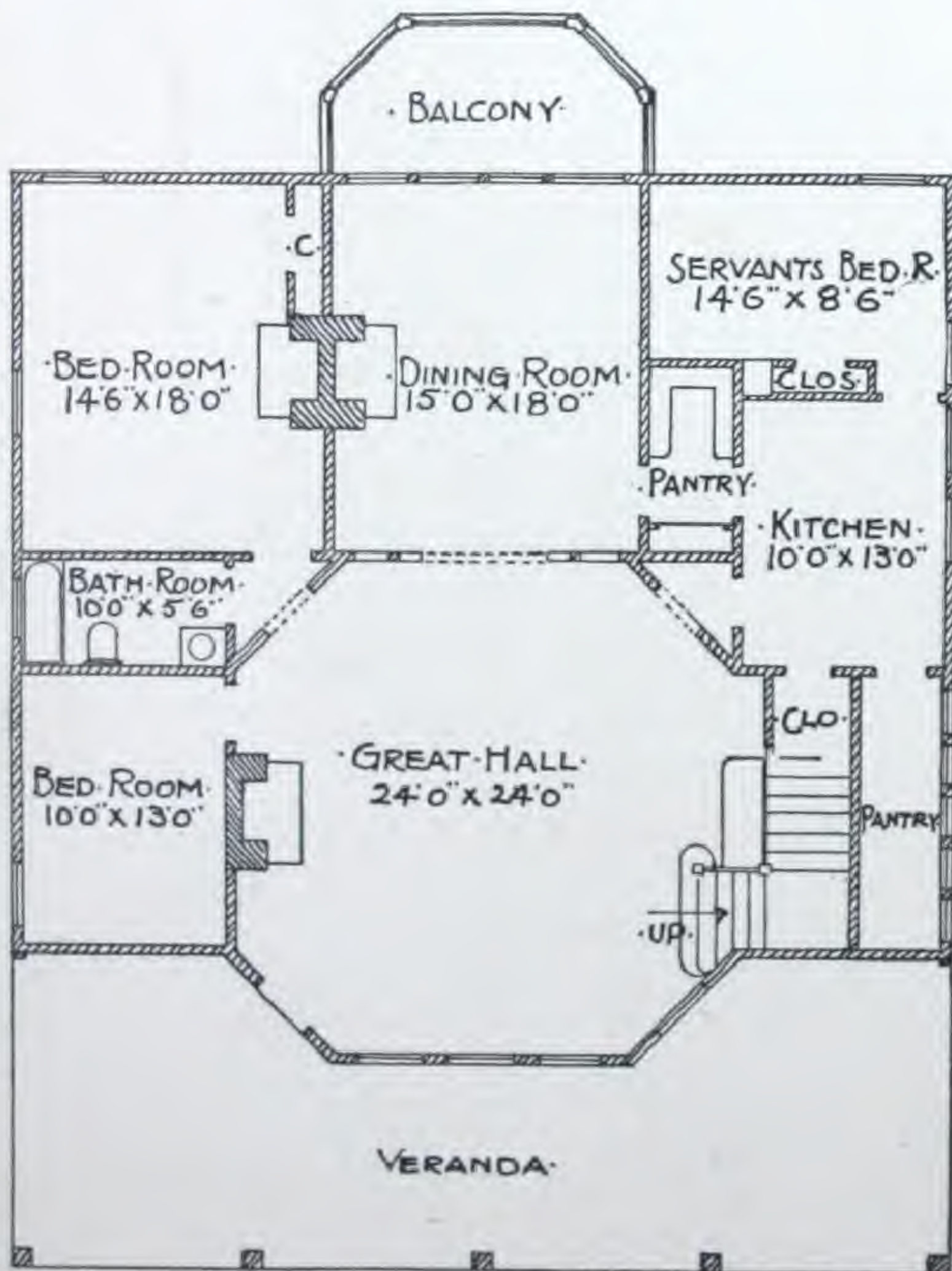
The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1698



PERSPECTIVE.



PLAN.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 46 ft.; depth, not including veranda or balcony, 43 ft. 6 ins.

HEIGHTS OF STORIES: First story, 11 ft.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, posts; first story, clapboards; gables and roofs, shingles.

INTERIOR FINISH: No plaster. Interior ceiled with N. C. pine ceiling boards. Yellow pine stairs. Rough field stone chimney, fireplace and mantel in great hall. Attractive columns and panel work between dining-room and great hall.

COLORS: Clapboards, dark red. Shingles on side walls and gables, stained green. Roofs, stained dark green. Trim, dark green.

ACCOMMODATIONS: The rooms, closets, etc., are shown by the floor plan. Balcony in rear affords a pleasant outlook and a desirable addition to dining-room. Veranda in front, 10 ft. wide at the center, 15 ft. wide at sides. Two large bedrooms and hall finished in second story. Handsome staircase 4 ft. wide, with landing over pantry, 4 x 13 ft. Bath-room, with full plumbing, convenient to all rooms. House designed for location near lake or river, and is suitable for summer occupancy. Two rooms may be planned in attic.

COST: \$1,800, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

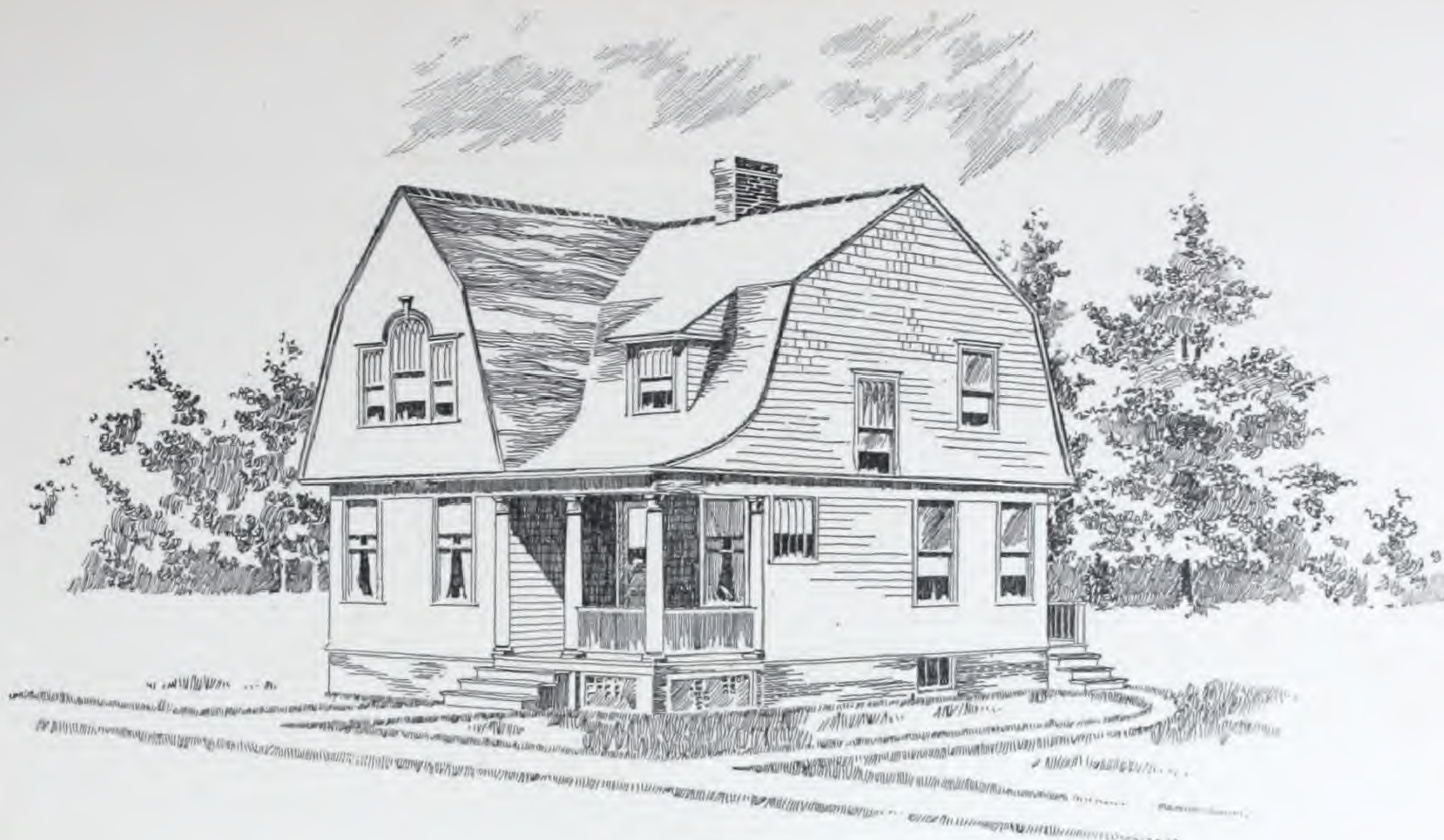
Price of working plans, specifications and detail drawings, etc. \$20.

Price of †† bill of materials, 10.

The price for a modified design is greater, according to the extent of alterations desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1724



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

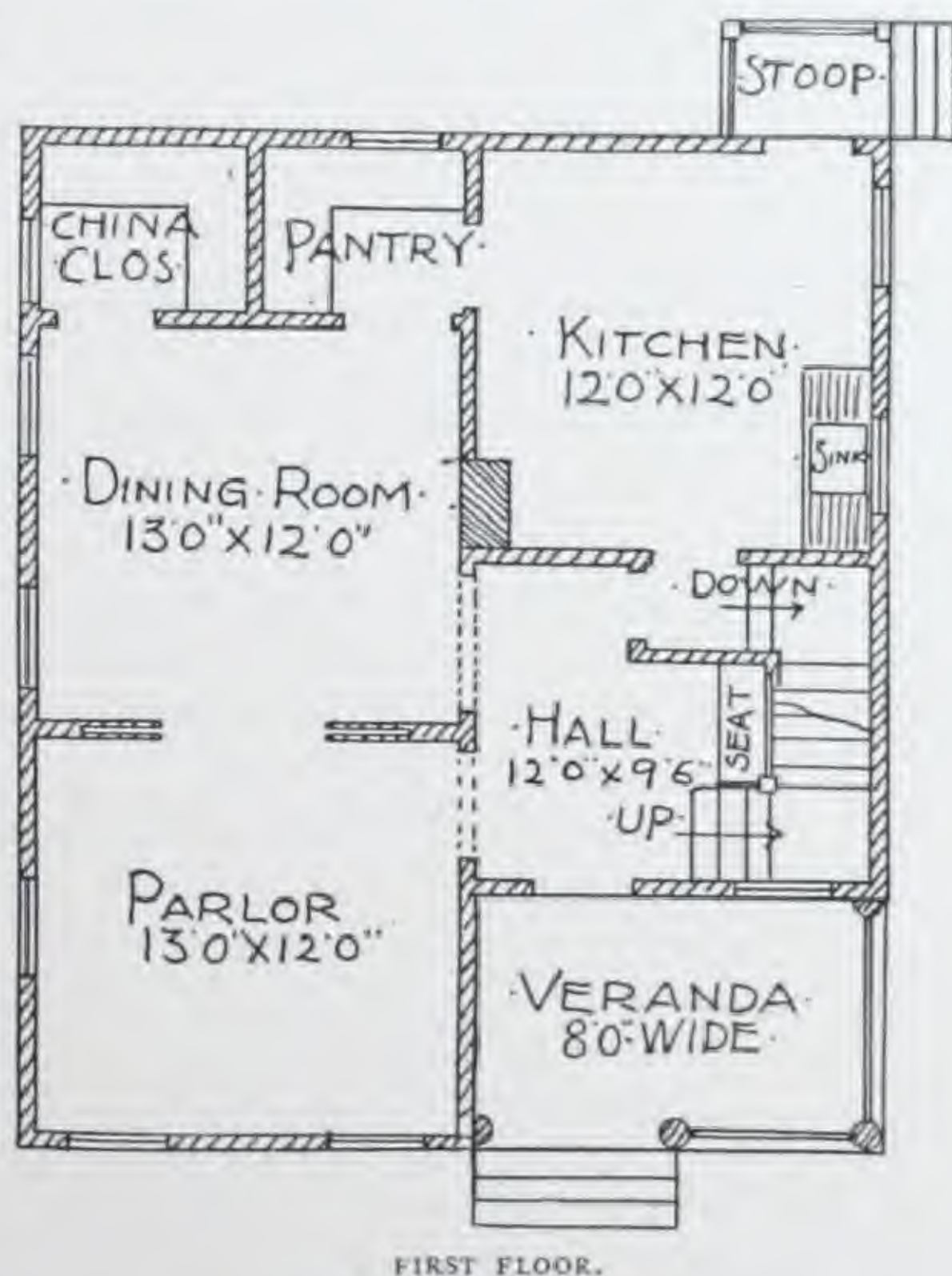
GENERAL DIMENSIONS: Width, 26 ft. 6 in.; depth, 31 ft., not including porch.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 8 ft. 6 ins.; second story, 8 ft.

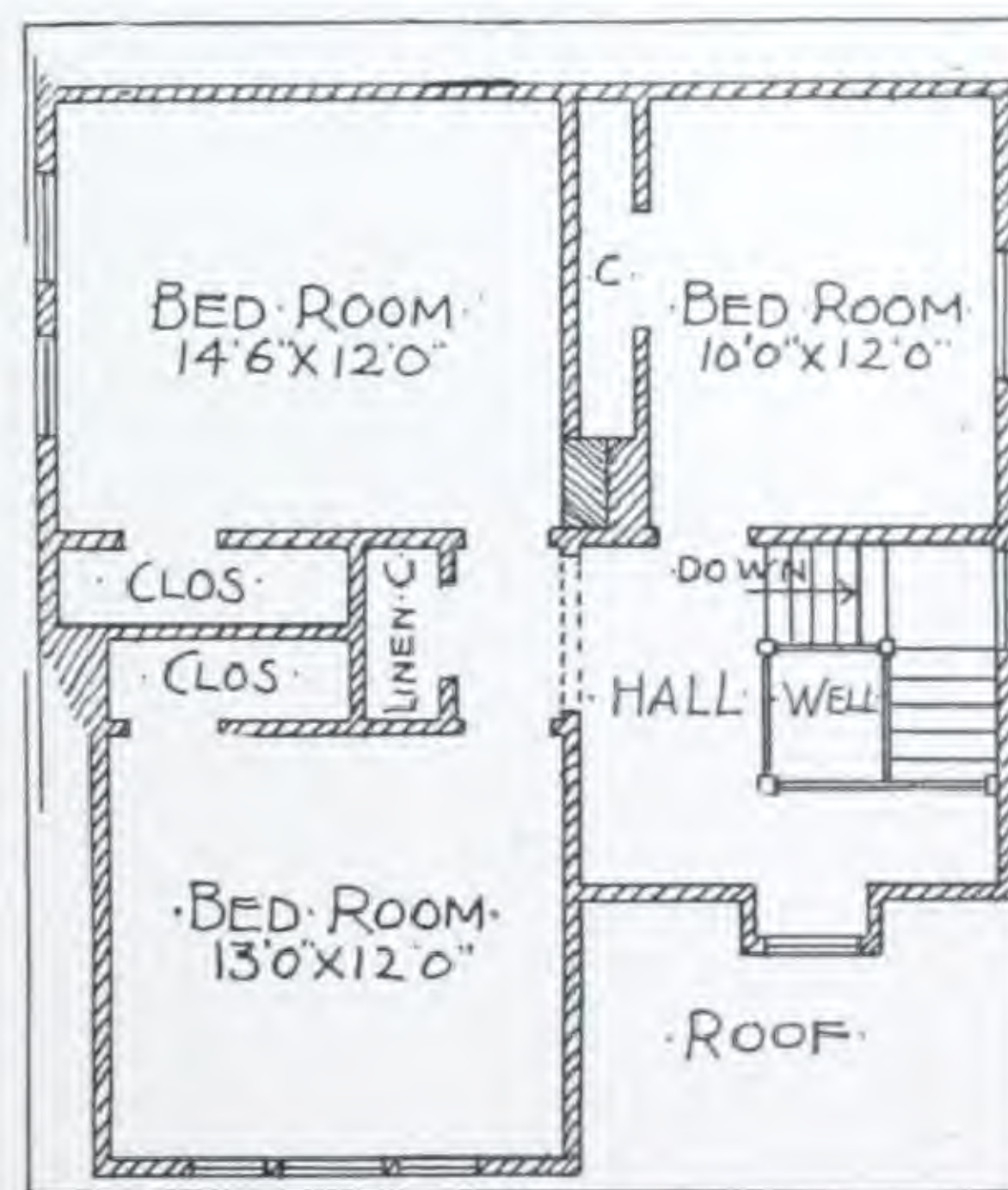
EXTERIOR MATERIALS: Foundation, brick; first and second story walls and roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim, white pine in parlor and dining-room; elsewhere N. C. pine. Staircase, N. C. pine with ash rail. Flooring, white pine.

COLORS: First story, buff. Second story, light sienna. Roof shingles left natural.



FIRST FLOOR.



SECOND FLOOR.

ACCOMMODATIONS: Cellar under kitchen and hall. Attractive staircase with seat. Large rooms and closets throughout. Linen closet in second story hall. Wide portière openings connect hall with dining-room and parlor. Sliding doors between parlor and dining-room. Sink and portable range in kitchen. Storage space in loft.

COST: \$1,800, complete. The estimate is based on † New York prices for material and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, . . . \$20.

Price of †† bill of materials, . . . 10.

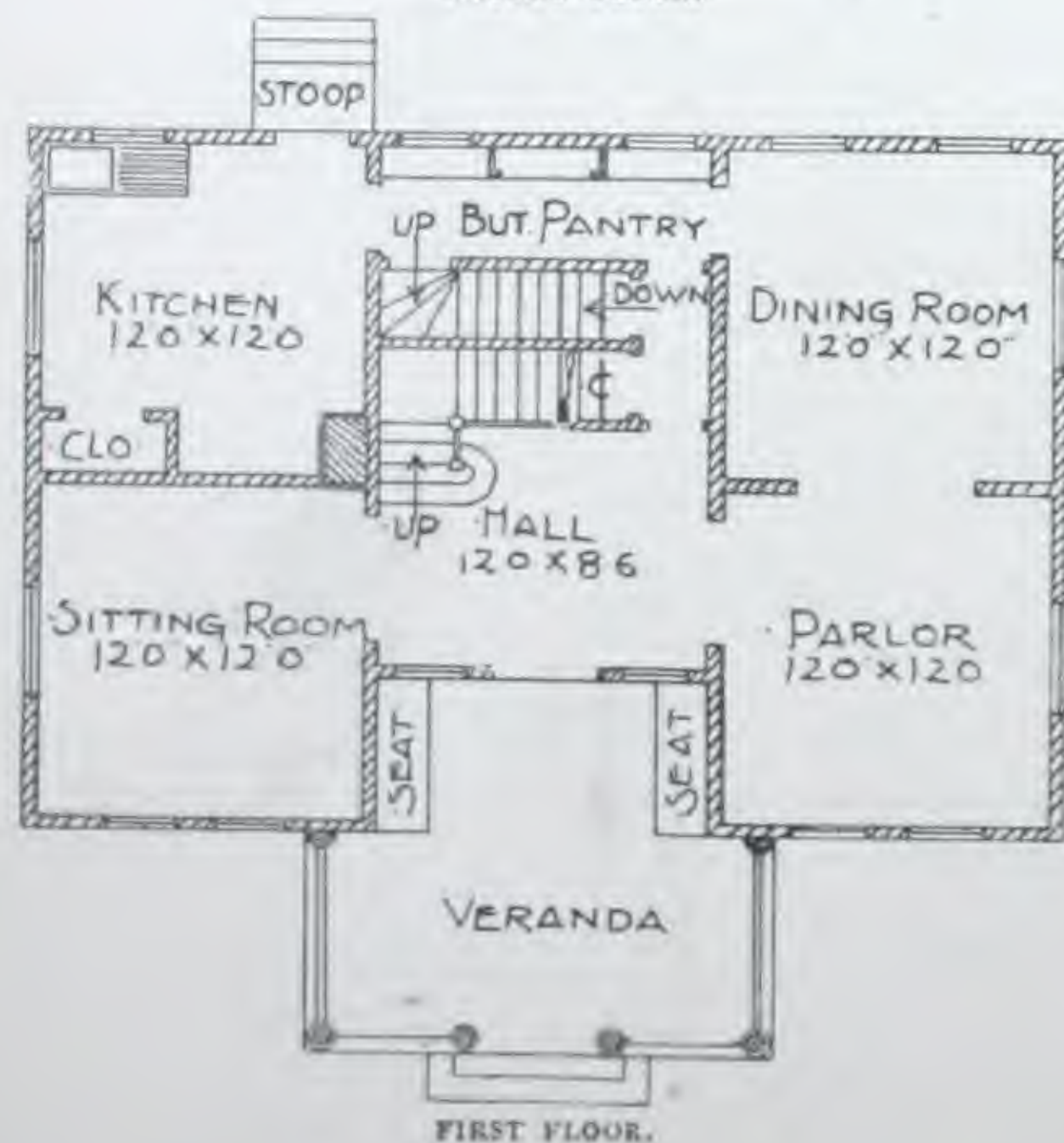
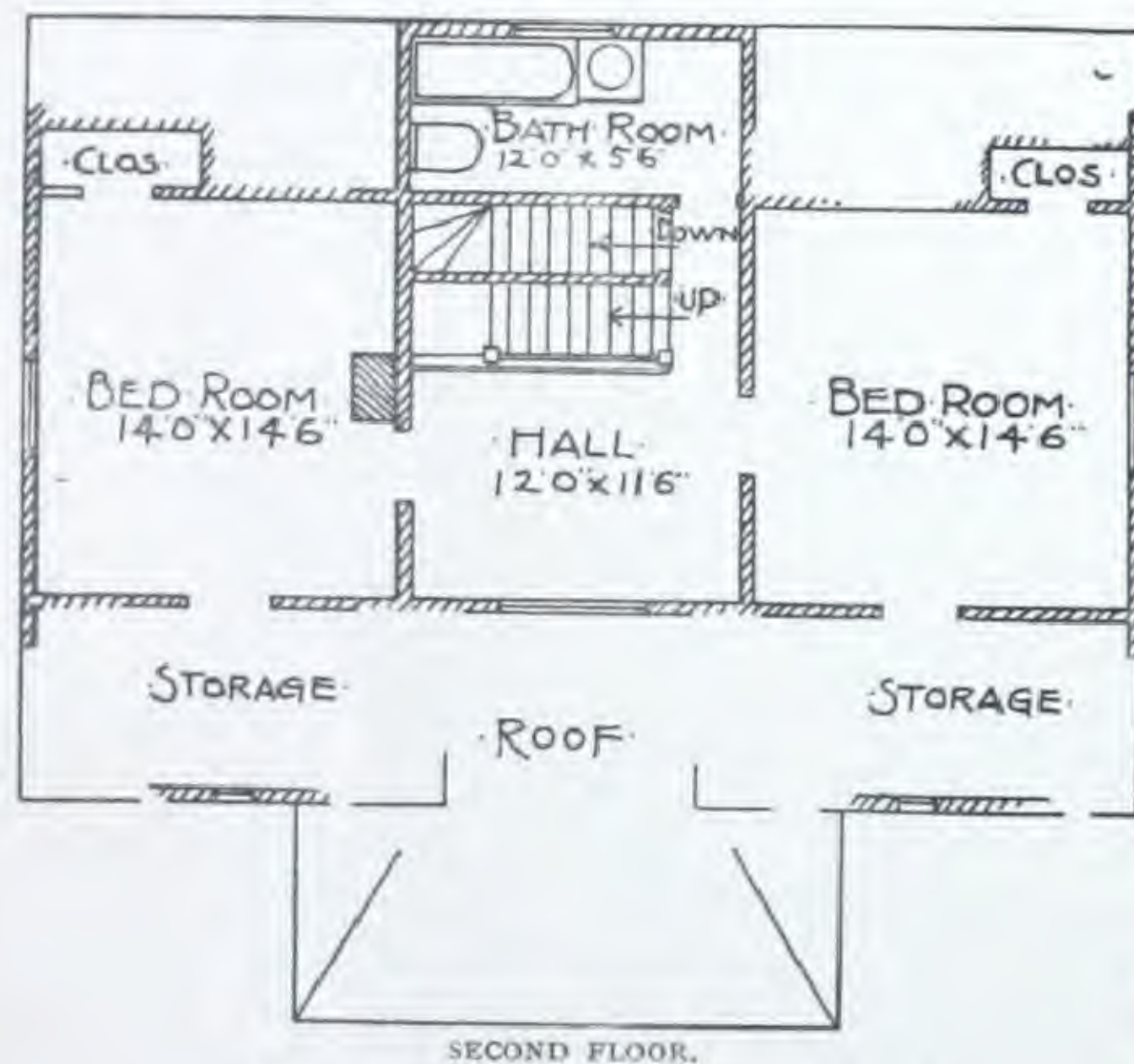
The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION" Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1736



PERSPECTIVE.



DESCRIPTION.

For explanation of all symbols (* + etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 38 ft.; depth, including veranda, 33 ft. 6 ins.

HEIGHTS OF STORIES: Cellar, 6 ft. 6 ins.; first story, 9 ft. 6 ins.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story, gables and roof, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish. Soft wood flooring and trim. Ash stairs. Kitchen and bath-room wainscoted. Interior woodwork grain filled, stained to suit owner and finished in hard oil varnish.

COLORS: Trim, including water-table, corner boards, casings, cornices, etc., light brown. Clapboards, outside doors, sashes, porch floor and ceiling, brown. Rain conductors, light brown. Wall shingles dipped in and brush coated with umbre stain. Roof shingles dipped and brush coated dark green.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. No attic. Open fireplace in parlor and flue for dining-room and kitchen stoves. Cellar under whole house, with inside and outside entrance and concrete floor. Dresser in pantry. Wide portière openings connect hall with main room. Large-sized kitchen pantry. Seats on veranda. Portable range in kitchen.

COST: \$1,800. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and details, \$20.

Price of † bill of materials, 10.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be omitted. Veranda may be extended. Open fireplace may be built in sitting-room, and brick-set range in kitchen.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York.

NOTES.

Prices for material and labor, on which all costs of structures are based, are given on supplement page B. Many people think it an unnecessary expense to invest in working plans, etc.; that their builders can draw up plans or follow rough sketches of their own. This is a great error. It would be true economy to pay even five times as much as our charges for proper drawings, etc. Without them mistakes are sure to occur, and to rectify a single mistake often costs much more than the cost of the plans. It is also impossible to get a low or correct estimate without the working plans and specifications. Plans may be returned to us if cost exceeds our estimates. (For terms see supplement page B.)

Residence, Design No. 1723



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (1" etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 30 ft.; depth, 25 ft. 6 ins.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 8 ft.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, brick; first story, shingles; second story, cement panels; roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim, white wood. Flooring, white pine. Staircase, white wood, with ash rail.

COLORS: Shingles, dark green. Woodwork on second story, dark green. Roof left natural.

ACCOMMODATIONS: Cellar under whole house, with inside and outside entrance and concrete floor. Sink and brick-set range in kitchen. Large closets to all rooms. Linen closet in second story hall. Large veranda. Fireplace in parlor and dining-room. Storage place in loft.

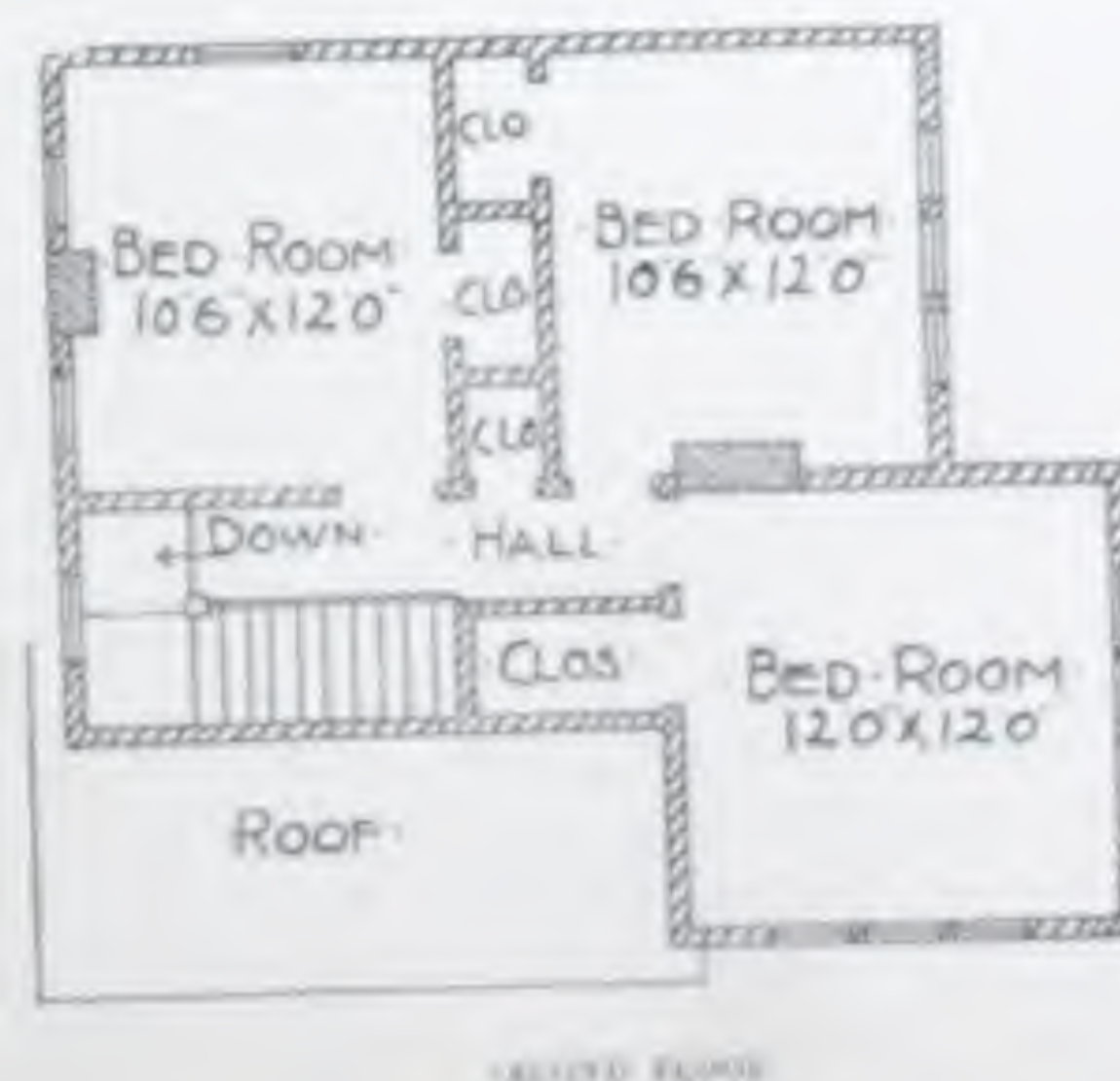
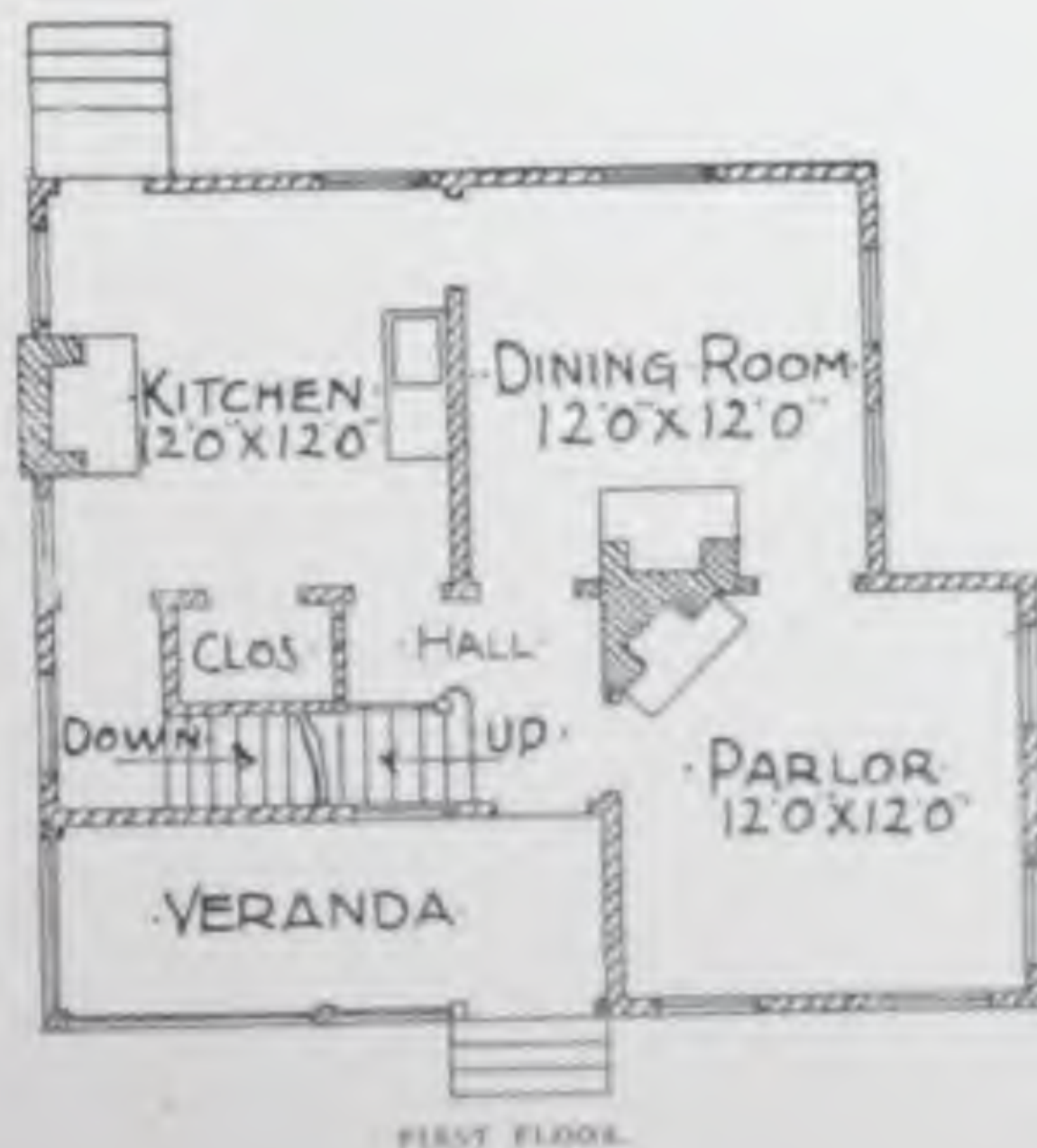
COST: \$1,800 complete. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$10.

Price of 11 bill of materials, 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



Residence, Design No. 1697



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 22 ft.; depth, not including veranda or porch, 34 ft.

HEIGHTS OF STORIES: Cellar, 6 ft. 6 ins.; first story, 9 ft.; second story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story, gables and roof, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish. White wood trim. Flooring throughout, N. C. pine. Main staircase, ash. Kitchen and bath-room, wainscoted. Chair-rail in dining-room. All interior woodwork grain filled, stained to suit owner and finished in hard oil varnish.

COLORS: Trim, white. Clapboards, buff. Shingles on side walls, stained light sienna. Roof shingles left natural for weather stain. Sashes, dark green. Veranda floor, light brown. Veranda ceiling and outside doors grain filled and finished in hard oil varnish.

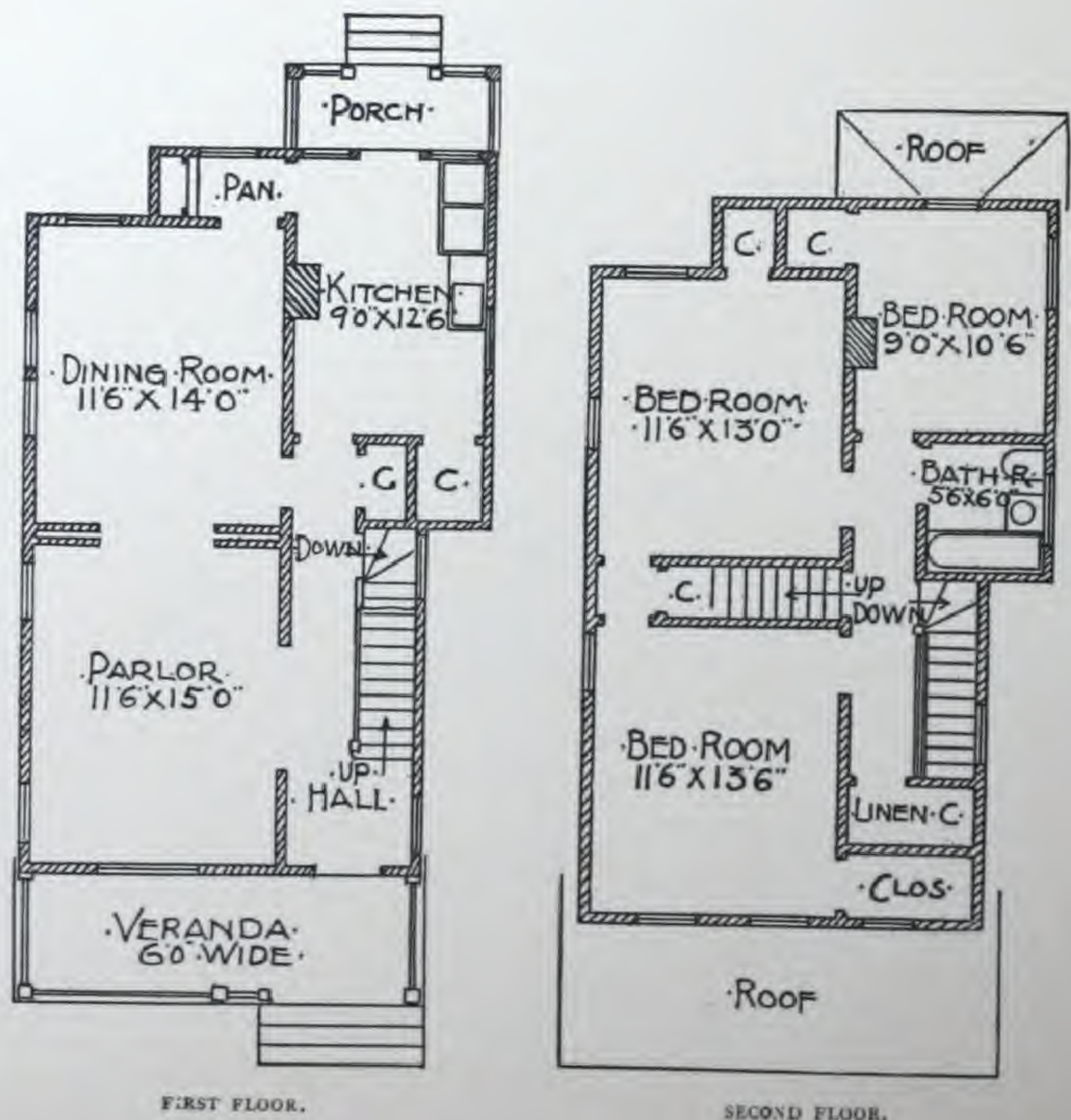
ACCOMMODATIONS: The principal rooms, etc., are shown by the floor plans. Cellar under the whole house, with inside and outside entrance and concrete floor. Wide portière opening connects parlor and hall, and double sliding doors connect dining-room and parlor. Portable range, sink, boiler and wash-tubs in kitchen. Pantry with drawers and shelves, between kitchen and dining-room. Large-sized kitchen pantry. Hard wood mantel in parlor. Bath-room, with full plumbing, in second story. Attic unfinished, but floored for storage purposes; space for two rooms. Large linen closet in second story hall.

COST: \$2,000, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, detail drawings, etc. . . . \$20.

Price of †† bill of materials, 10.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION, Architects," 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



Residence Design, No. 1758



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (*) etc. see supplement page B.

GENERAL DIMENSIONS: Width, through parlor and hall, 31 ft.; depth, including veranda and pantry, 40 ft.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 in.

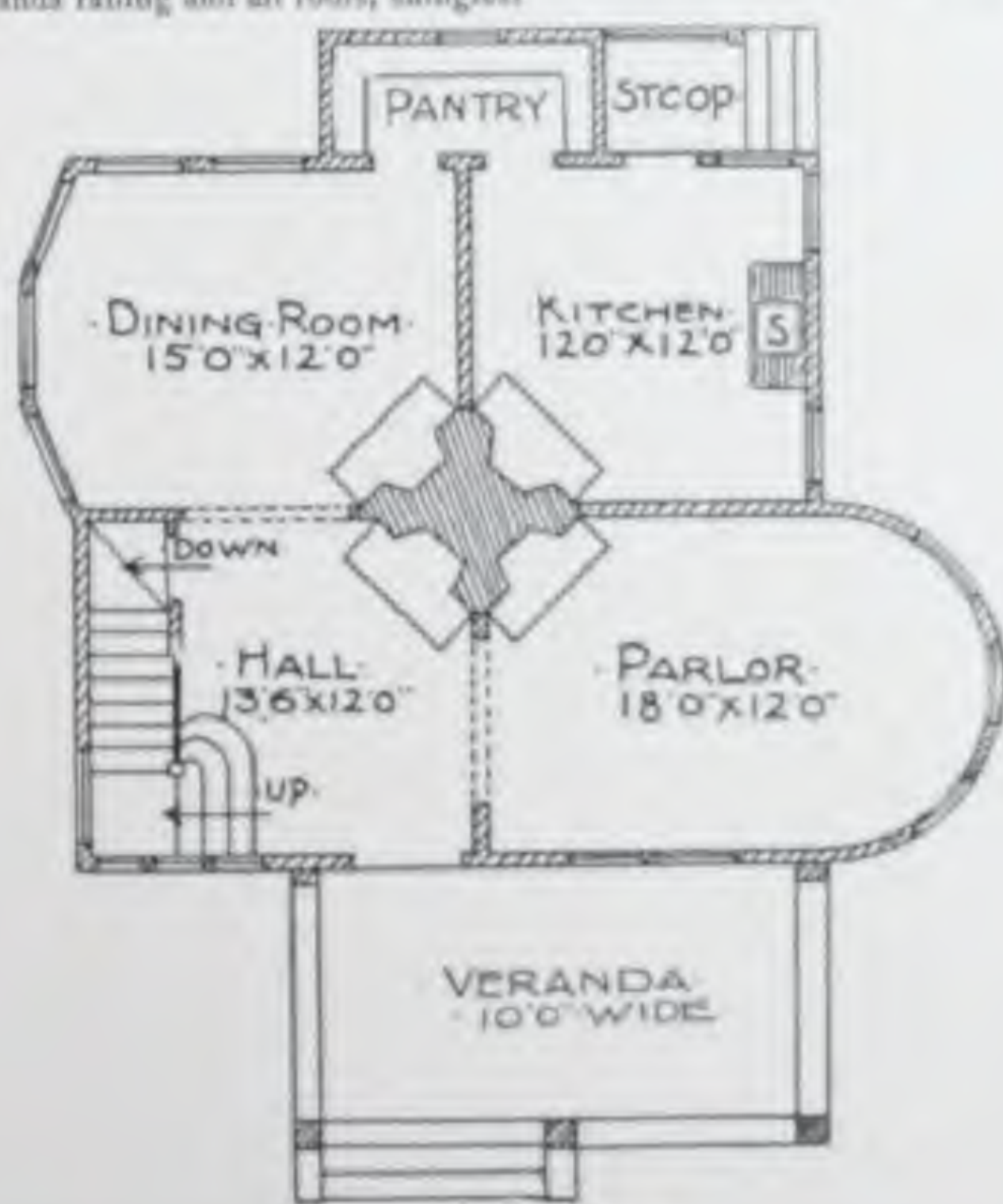
EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story, gables, veranda railing and all roofs, shingles.

concrete floor. Open fireplace in dining-room, hall and parlor. The attic is floored for storage, but otherwise unfinished. Brick-set range in kitchen. Bath-room, with complete plumbing, in second story. Wide portiere openings between dining-room, parlor and hall. Wide veranda.

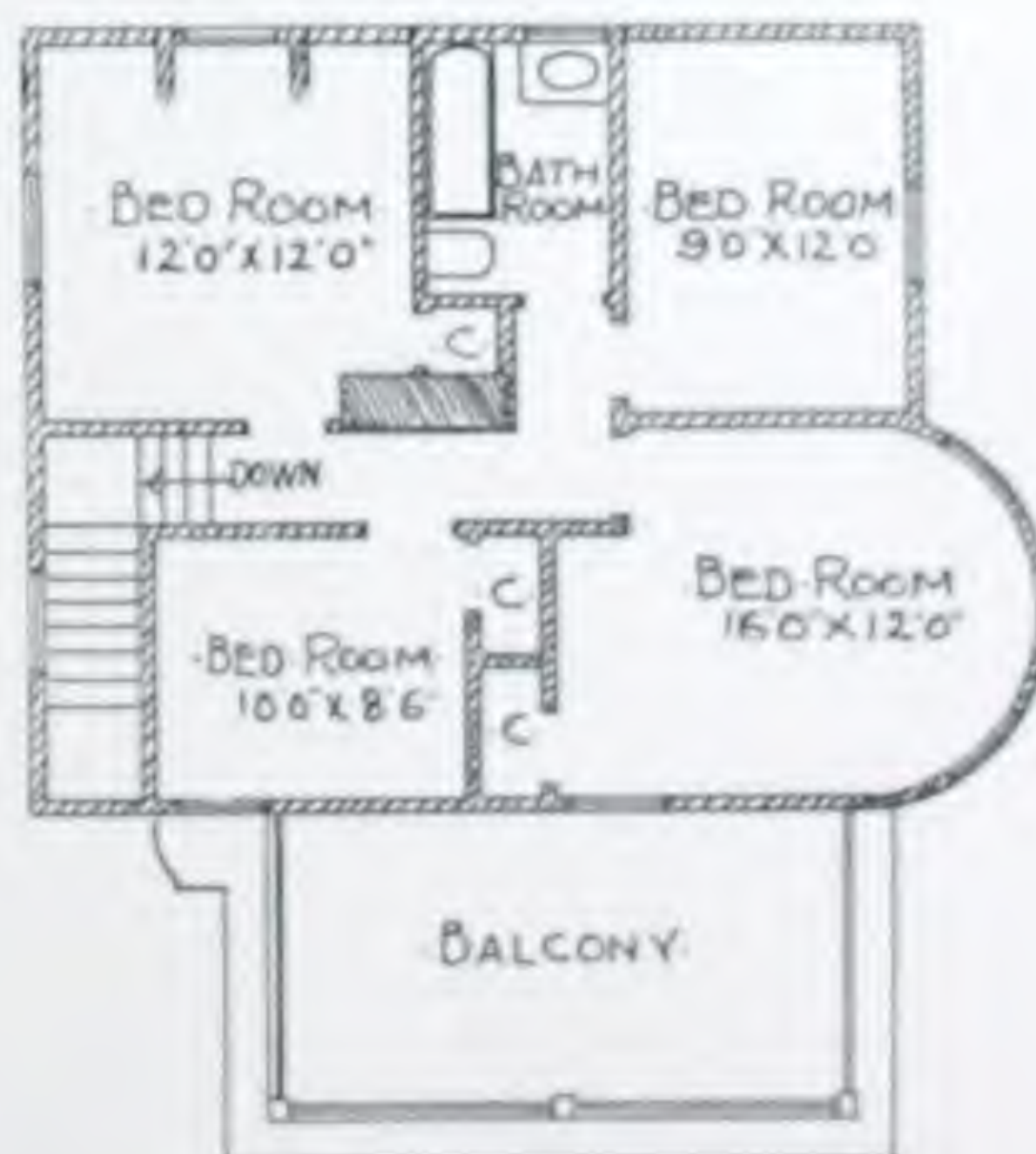
COST: \$2,000. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and details, \$20.

Price of 11 bill of materials, 10.



FIRST FLOOR.



SECOND FLOOR.

INTERIOR FINISH: Three coat plaster, hard white finish, throughout. Soft wood flooring and trim. Main staircase, ash. Kitchen and bath-rooms, wainscoted. All interior woodwork grain filled, stained to suit owner and finished with hard oil varnish.

COLORS: Clapboards, Colonial yellow. Trim, doors and sashes, white. Shingling on side walls, gables, roofs, etc., left unfinished for weather stain. Veranda floor and ceiling, oiled.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under the whole house, with inside and outside entrances and

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be reduced in size or entirely omitted. Two rooms may be finished in the attic. Portable range may be used instead of brick set one. Fireplace may be omitted.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1754



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 30 ft. 6 ins., including tower; depth, 28 ft. 6 ins.

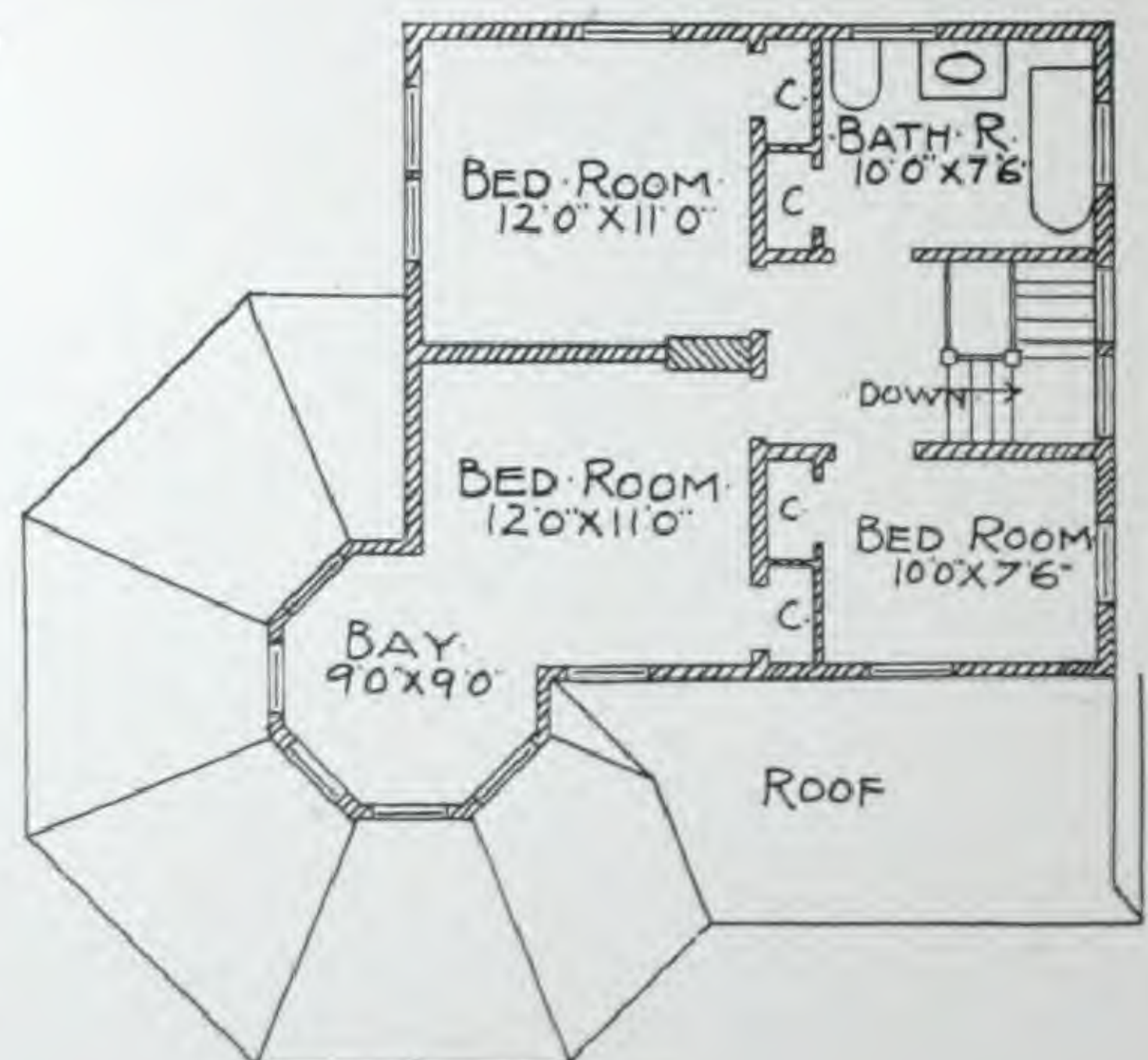
HEIGHTS OF STORIES: Cellar, 6 ft. 6 ins.; first story, 9 ft. 6 ins.; second story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, brick; first and second stories, gables and roof, shingles.

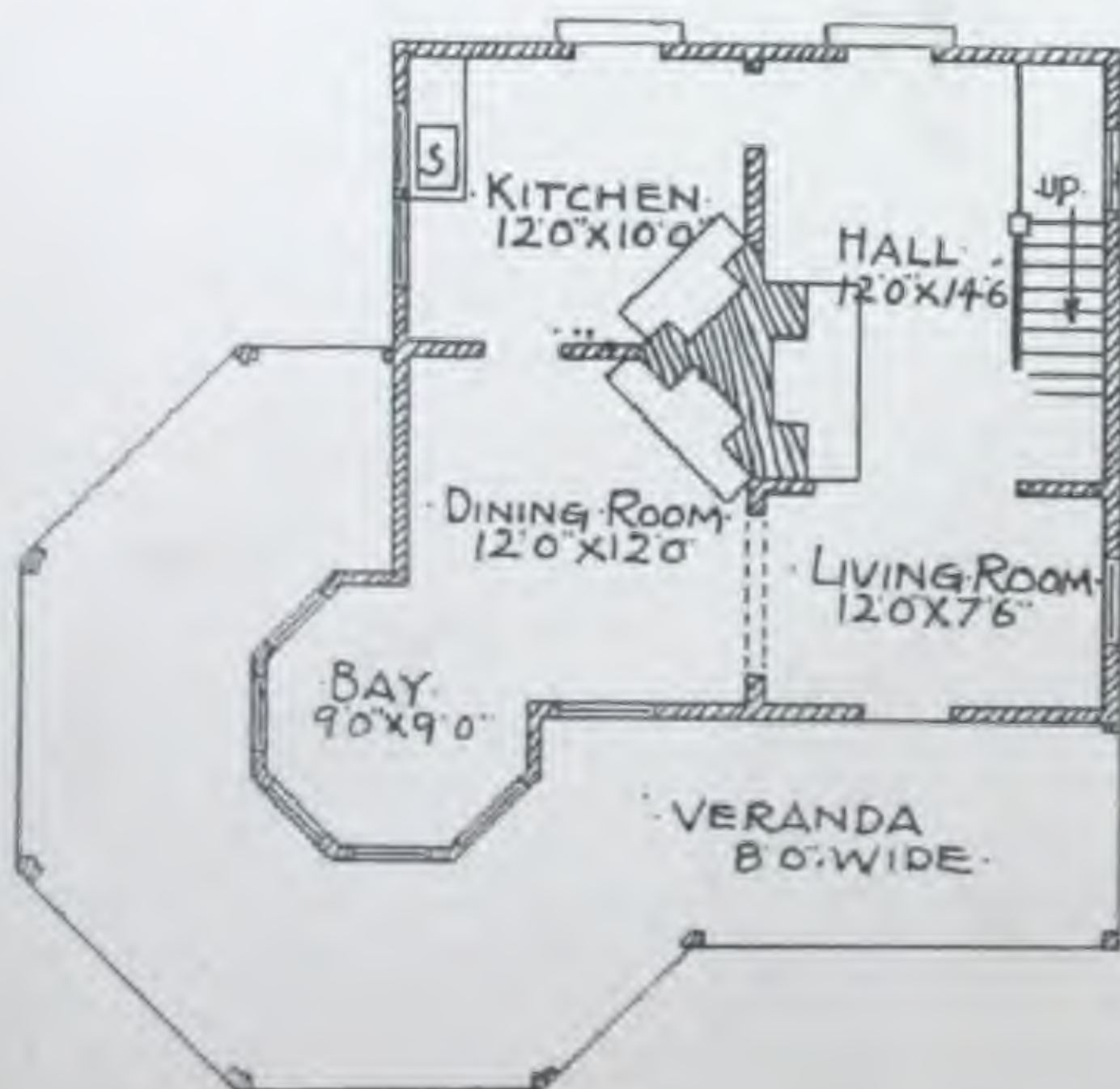
INTERIOR FINISH: All walls and ceilings ceiled with N. C. pine beaded ceiling boards. Soft wood flooring and trim. Yellow pine stairs. Interior woodwork grain filled, stained to suit owner and finished in hard oil varnish.

COLORS: Trim, including water-table, corner boards, casings, cornices, etc., buff. Outside blinds, rain conductors, buff. Brickwork, red. Wall shingles dipped in and brush coated with umbre stain. Roof shingles left natural.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Attic floored but unfinished. Large open fireplace in living-room



SECOND FLOOR.



FIRST FLOOR.

and dining-room. Cellar under kitchen and dining-room, with outside entrance. Sink and range in kitchen. Central chimney. Wide portière opening connects living-room and dining-room. Large and spacious living-room.

COST: \$2,000, not including plumbing. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and details, \$20

Price of † bill of materials, 10.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be placed under whole house, with inside and outside entrance and concrete floor. Bath-room may be omitted. Veranda may be extended or reduced. Kitchen may be dining-room with a door leading to the parlor and a new kitchen planned in the rear. One or two bedrooms may be finished off in attic, still leaving ample storage room.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1726



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page 11.

GENERAL DIMENSIONS: Width, 30 ft. 6 ins.; depth, 29 ft. 4 ins., not including stoop.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 8 ft.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, stone; first story, shingles; second story, cement panels; roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim, white pine, painted. Flooring, N. C. pine. Staircase, N. C. pine, with ash rail.

COLORS: First story, moss green; woodwork in second story, dark red; roof, dark red.

ACCOMMODATIONS: Cellar under whole house, with inside and outside entrance and concrete floor. Large pantry connects kitchen and dining-room. Sink and portable range in kitchen. Space for refrigerator at back entry. China closet in dining-room. Bath-room, with full plumbing, in second story. Sliding doors connect parlor with hall and dining-room. Space in attic for two rooms.

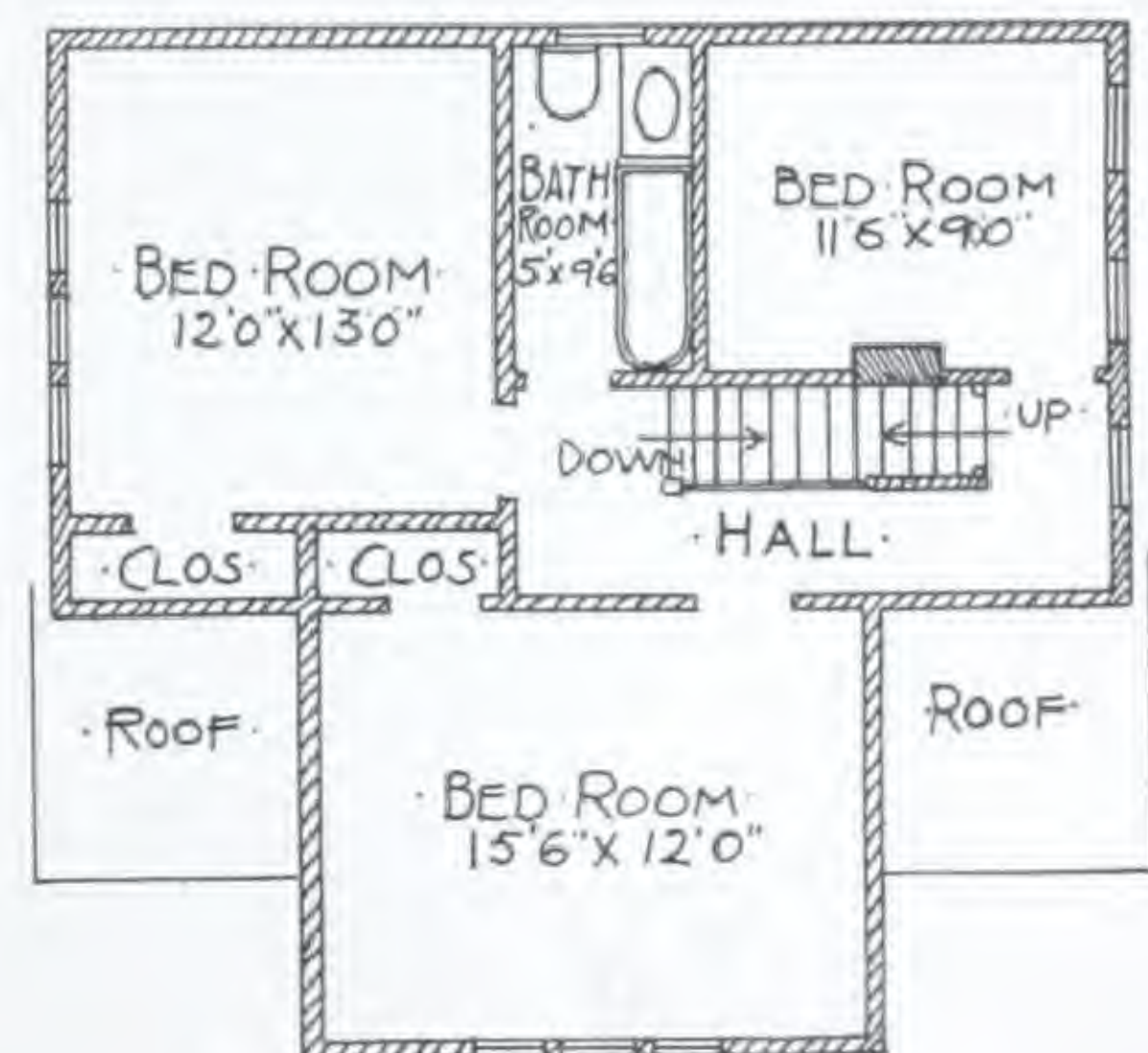
COST: \$2,100 complete. The estimate is based on † New York prices for material and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$20.

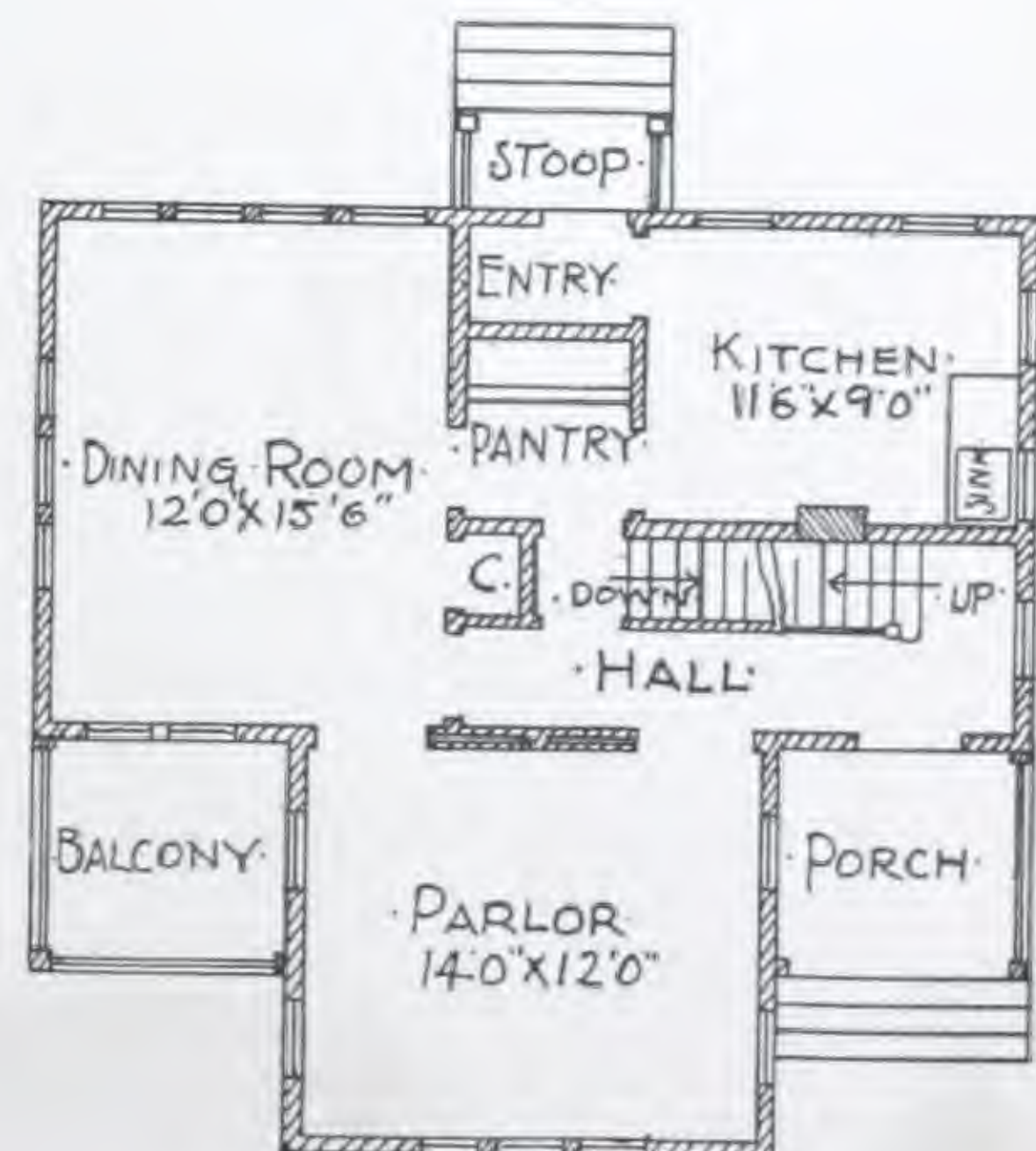
Price of †† bill of materials, 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION, Architects," 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



SECOND FLOOR.

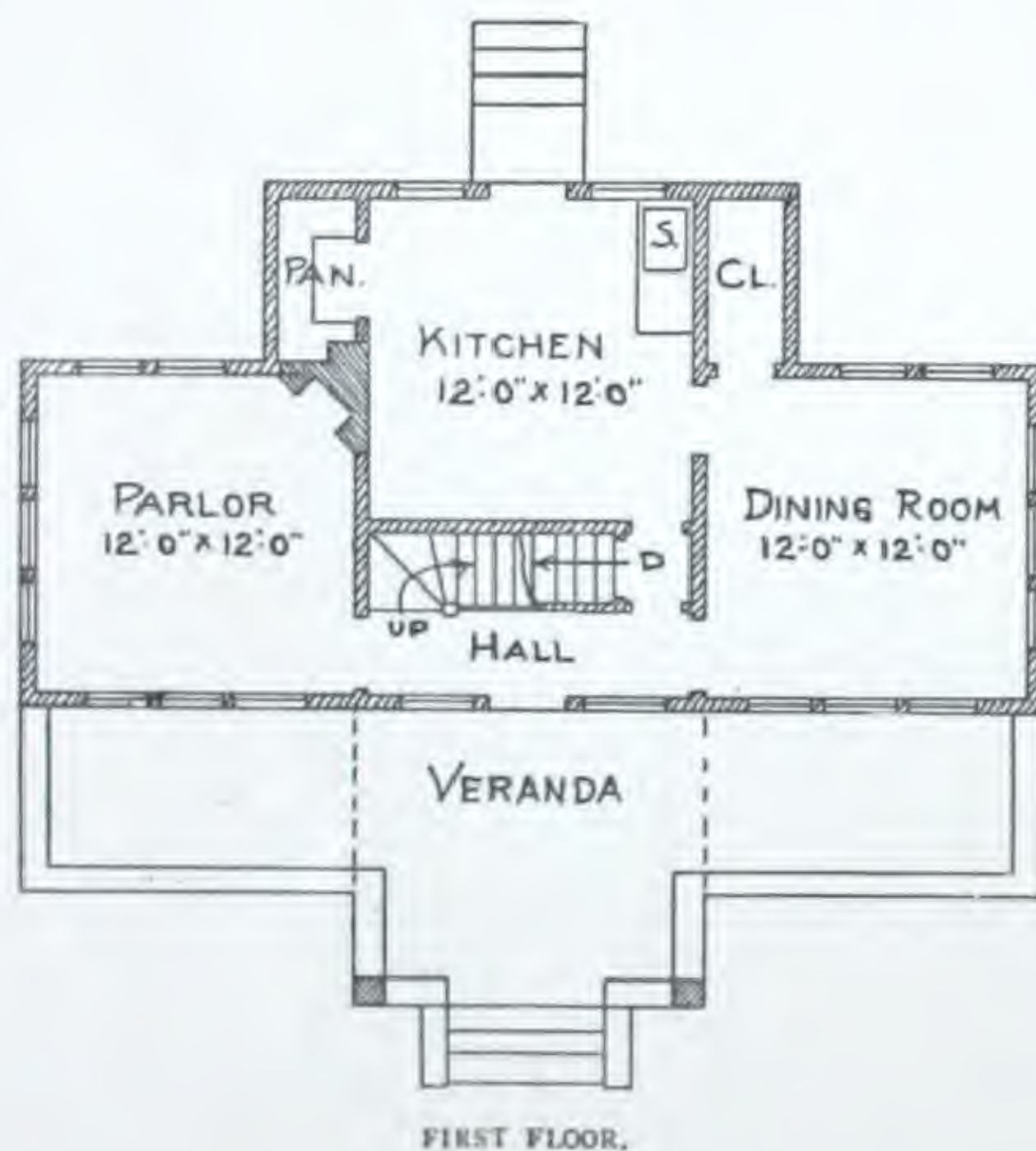


FIRST FLOOR.

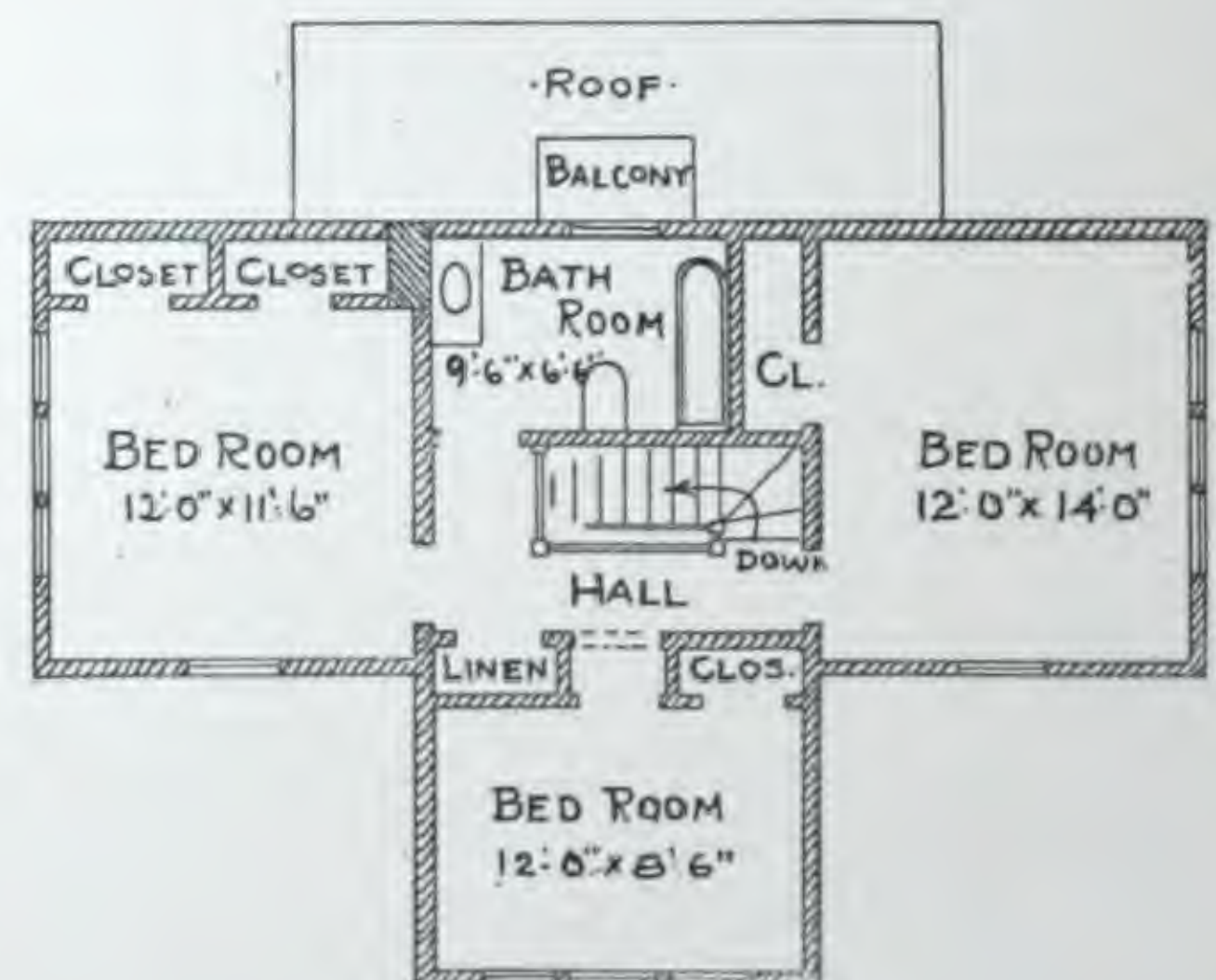
Residence, Design No. 1725



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 38 ft.; depth, 19 ft. 6 ins.; not including veranda.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 8 ft. 6 ins.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, stone; first story shingles; second story, cement panels; roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim, N. C. pine. Flooring, white pine. Staircase, N. C. pine.

COLORS: First story and woodwork on second story, dark brown. Roof, moss green.

ACCOMMODATIONS: Cellar under whole house, with inside and outside entrance and concrete floor. Bath-room, with full plumbing, in second

story. Large closets to all rooms. Fireplace in parlor. Veranda enclosure is of field stone, making a picturesque effect in connection with the "half timber" exterior. Linen closet in second story hall. Sink and portable range in kitchen.

COST: \$2,100, complete. The estimate is based on † New York prices for material and labor. In many sections of the country the cost should be less.

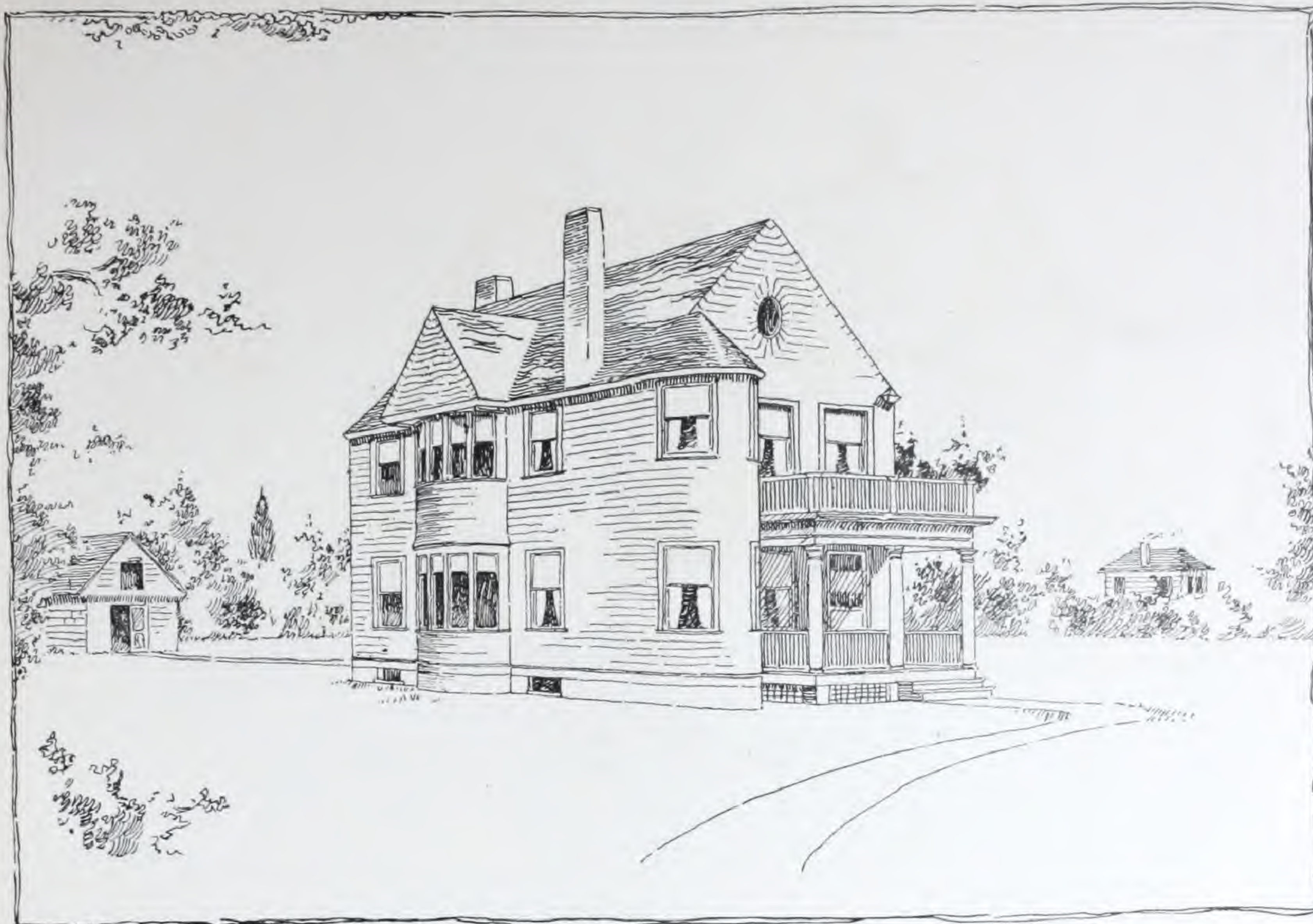
Price of working plans, specifications, detail drawings, . . . \$20.

Price of †† bill of materials, . . . 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1700



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 23 ft.; depth, including veranda, 45 ft. 6 ins.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 8 ft. 6 ins.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, brick; first story, second story, gables and roofs, shingles.

INTERIOR FINISH: Two coat plaster. Trim, flooring and stairs, N. C. pine. All interior woodwork grain filled and finished with hard oil varnish. Kitchen and bath-room wainscoted with N. C. pine.

COLORS: Trim, including water-table, casings, bands, blinds, sashes, veranda posts, rail, etc., white. Shingling on side walls stained sienna. Shingles on roofs left natural for weather stain.

ACCOMMODATIONS: The arrangement of rooms is shown by accompanying plans. Cellar under the whole house, with inside and outside entrance and concrete floor. Brick-set range, sink, and two wash tubs in kitchen. Bath-room with full plumbing, in second story. Staircase and round bay are two especially attractive features. Shelf on landing for flowers or window seat. Large closets. Attic unfinished, but has space for two rooms.

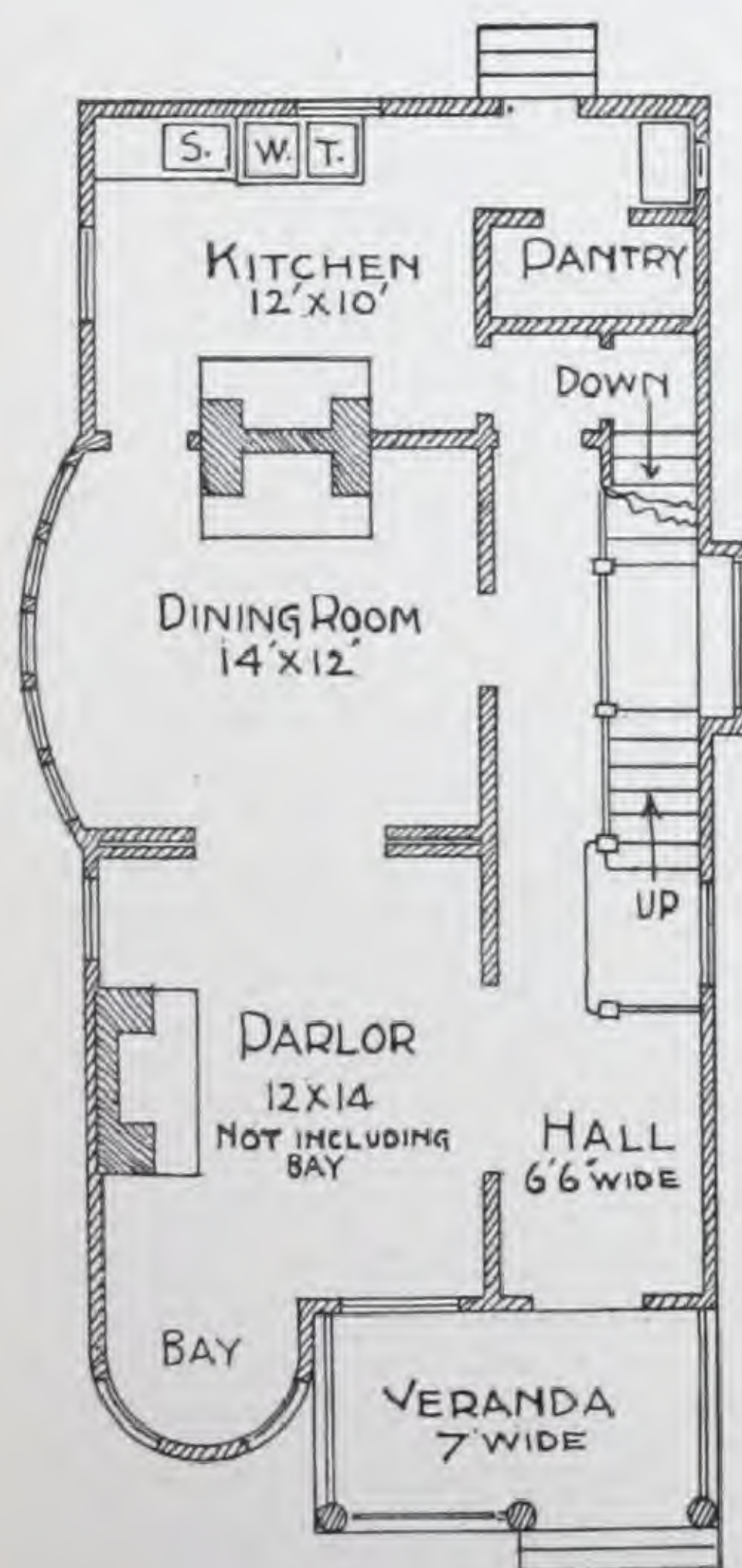
COST: \$2,200, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, detail drawings, etc., \$20.

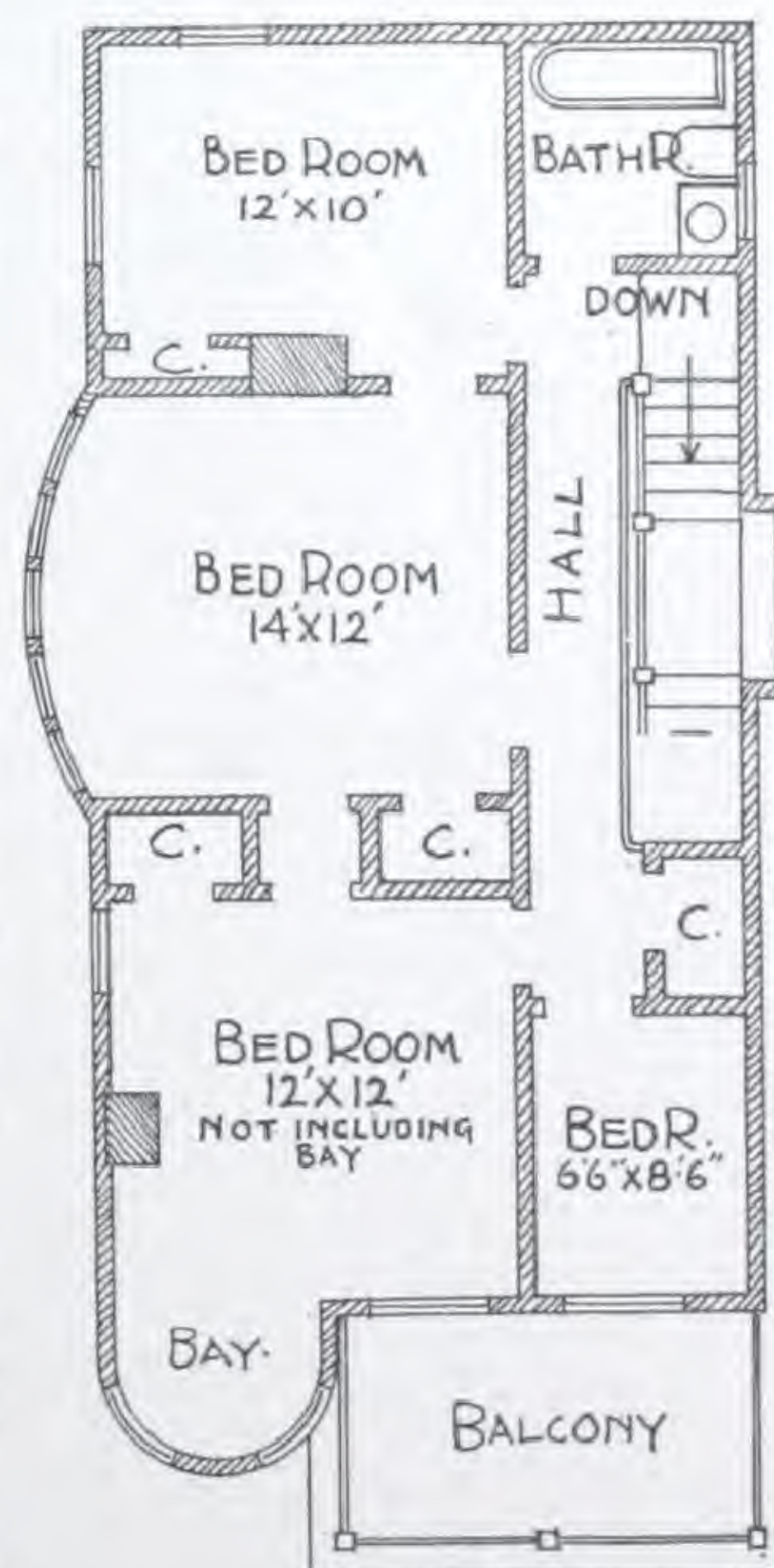
Price of †† bill of materials, 10.

The price for a modified design is greater, according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



FIRST FLOOR.

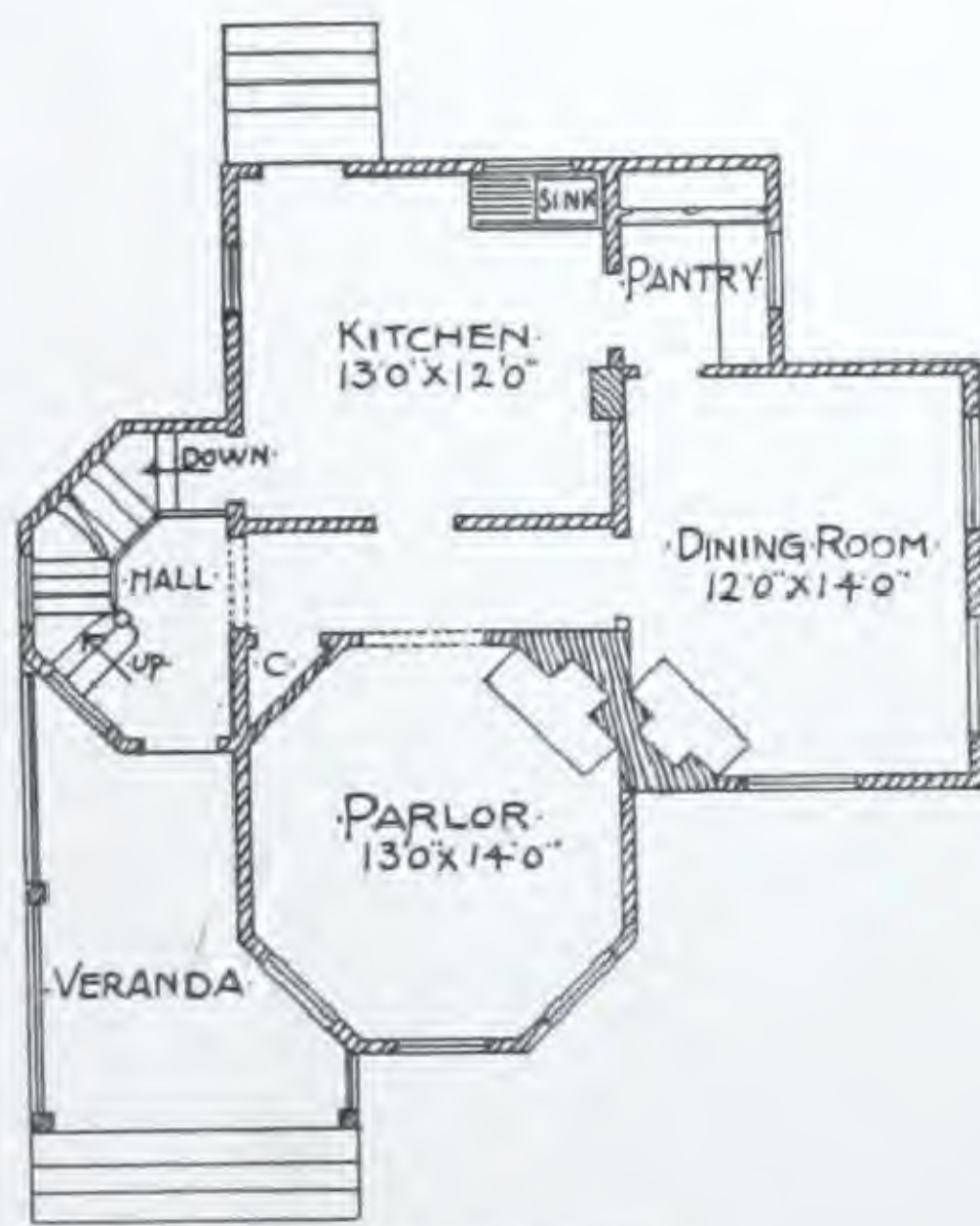


SECOND FLOOR.

Residence, Design No. 1727



PERSPECTIVE.



FIRST FLOOR.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 34 ft.; depth, 31 ft. 6 ins., not including veranda or porch,

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 8 ft.; second story, 8 ft.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story and roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim, white pine, painted. Flooring, N. C. pine. Staircase, cypress.

COLORS: Clapboards and shingles, brown. Trim, white. Roofs left natural for weather stain.

ACCOMMODATIONS: Large and airy rooms, with ample closet space. Staircase tower forms attractive feature, both on exterior and interior.

Large butler's pantry with dresser connects kitchen and dining-room. Sink and portable range in kitchen. Cellar under whole house, with inside and outside entrance and concrete floor. Small storage space in loft. No plumbing.

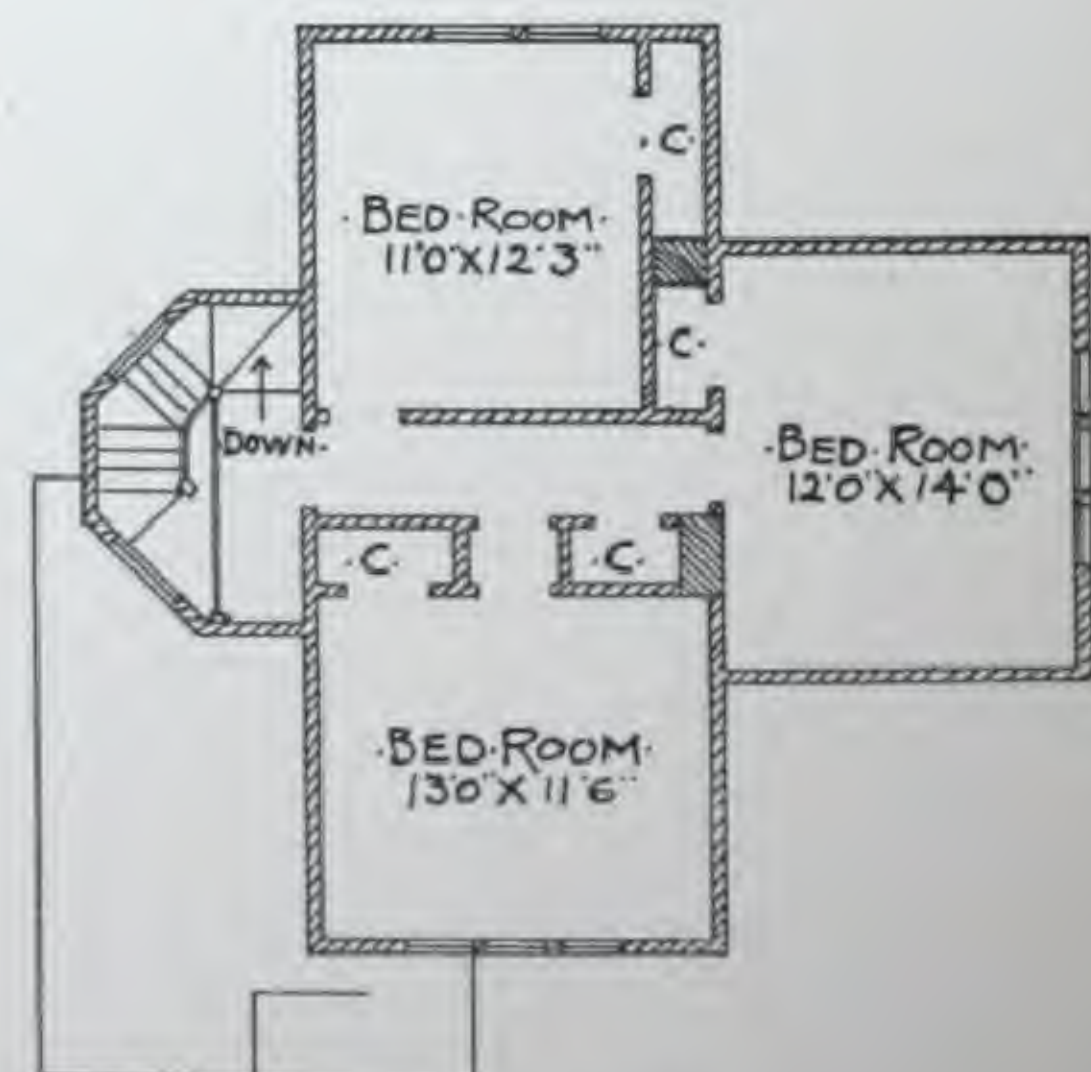
COST: \$2,200, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price for working plans, specifications and detail drawings, . \$20.

Price of † bill of materials, 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "Co-operative Building Plan Association," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



SECOND FLOOR.

Residence, Design No. 1699



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 20 ft.; depth, including verandas, 53 ft.

HEIGHTS OF STORIES: First story, 9 ft.; second story, at side walls, 8 ft. 6 ins.; in center of rooms, open to roof.

EXTERIOR MATERIALS: Foundation, posts; first story, clapboards; second story, gables and roof, shingles.

INTERIOR FINISH: Ceilings and side walls of parlor and dining-room covered with canvas for papering. Wainscoting 6 ft. 6 ins. high with shelf cap, in parlor and dining-room. All other rooms in house ceiled with narrow N. C. pine boards. Trim and staircase, yellow pine. All interior woodwork grain filled and finished in hard oil varnish.

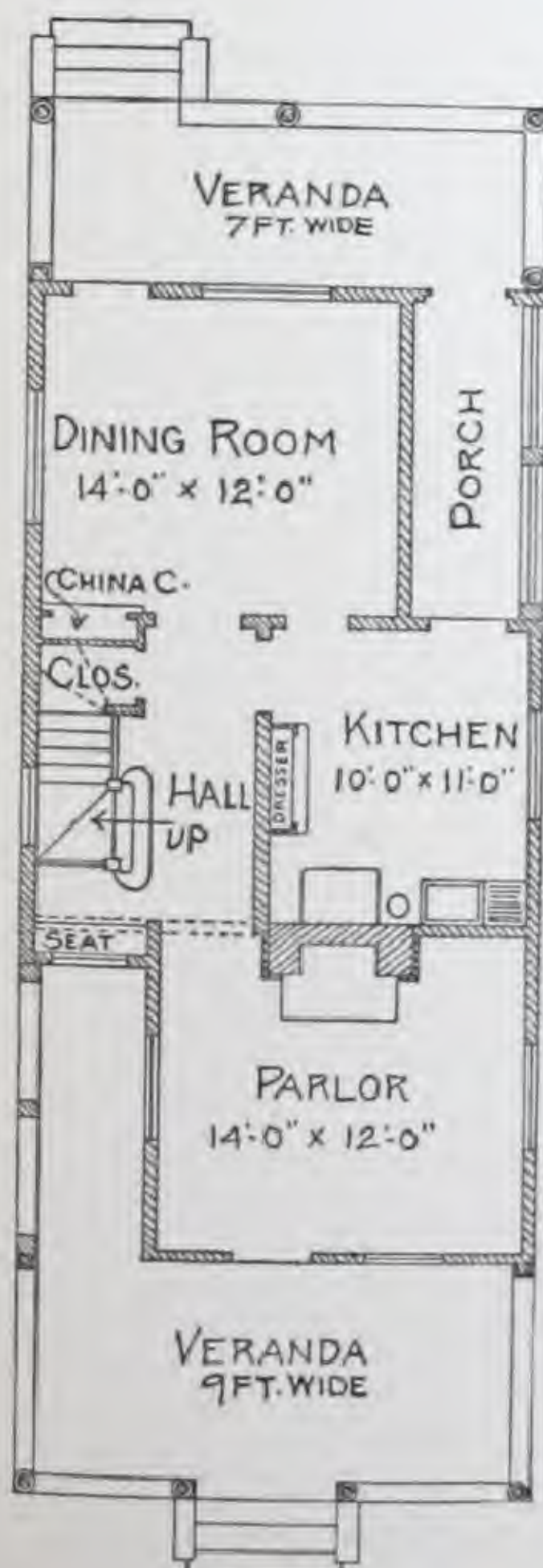
ACCOMMODATIONS: House primarily designed for summer residence, but is adapted for use during whole year. Large open fireplace in parlor. Range, boiler, sink and dresser in kitchen. China closet in dining-room. Kitchen porch is enclosed by lattice work and forms a convenient space for keeping bicycles. Window seat in hall. W. C. in second story. Balcony in rear of second story.

COST: \$2,200, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

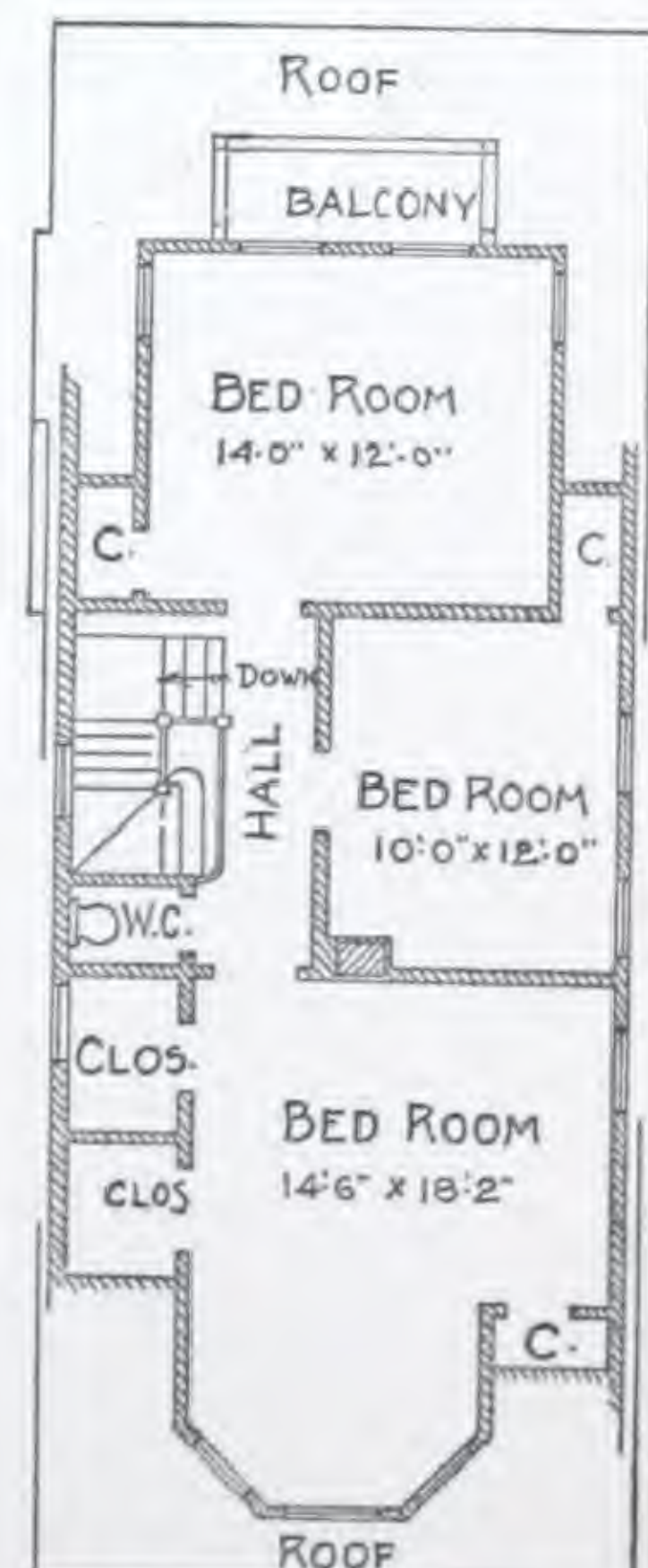
Price of working plans, specifications and detail drawings, . . . \$20.

Price of †† bill of materials, . . . 10.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects,
203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



FIRST FLOOR.

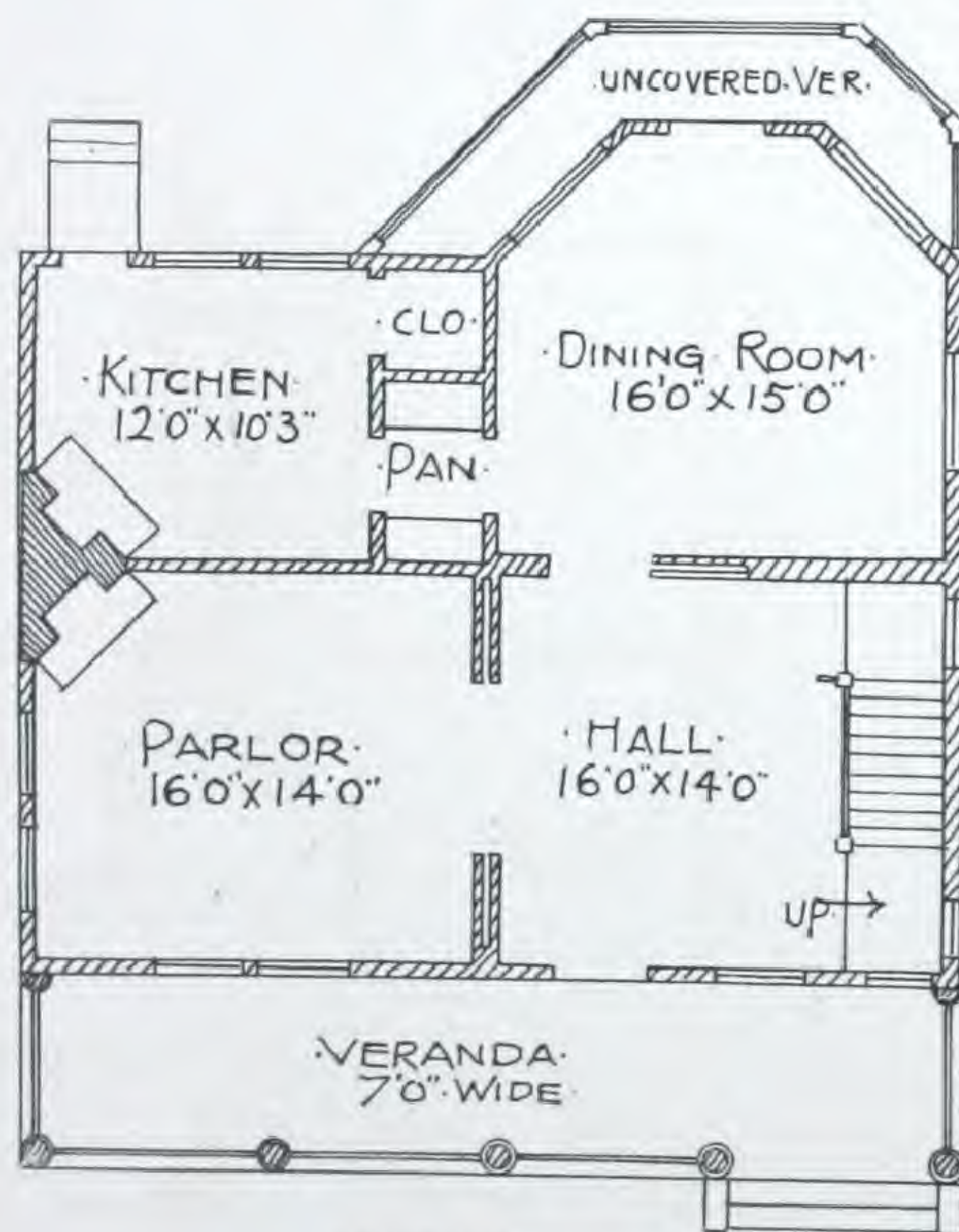


SECOND FLOOR

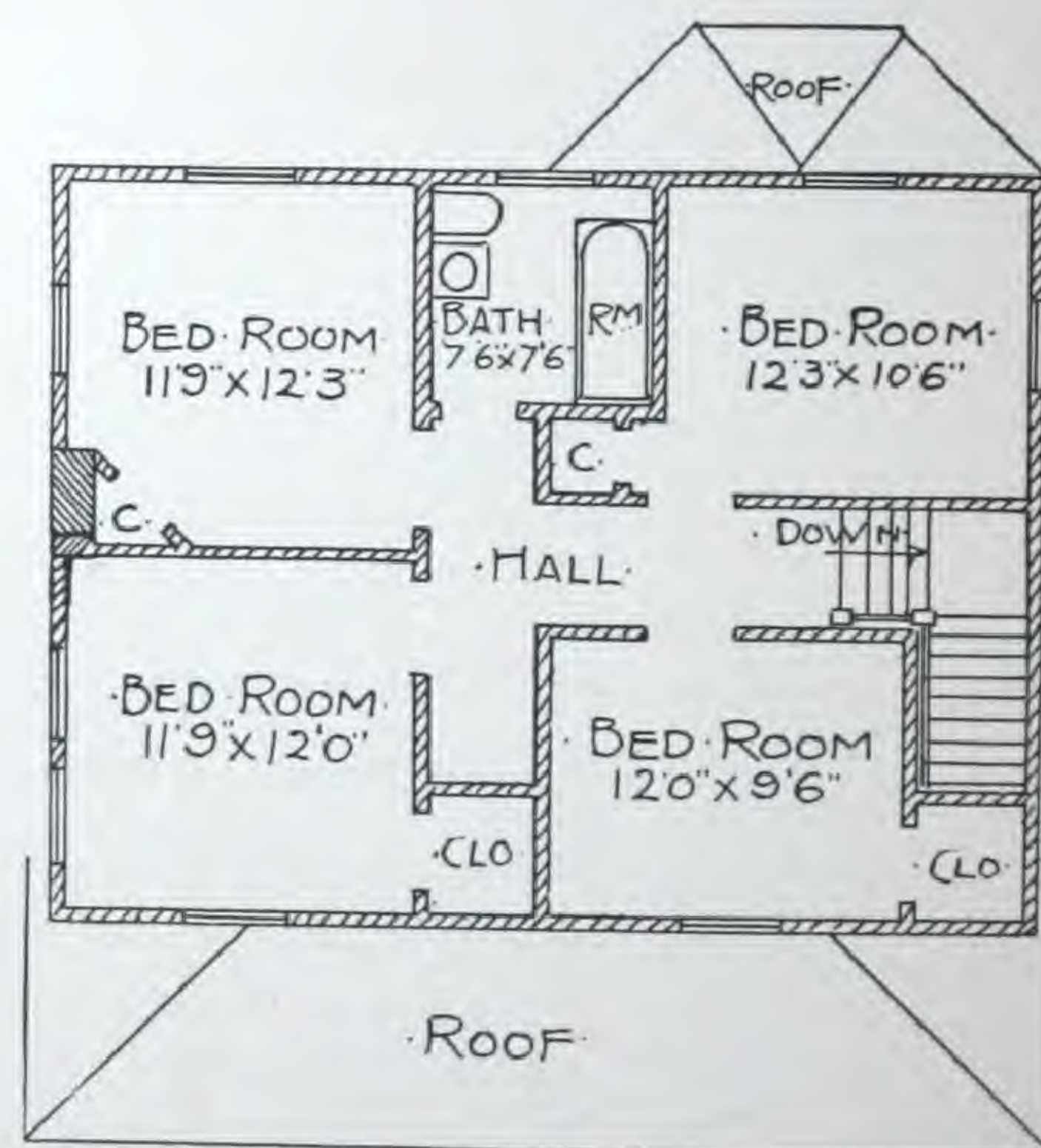
Residence, Design No. 1764



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 34 ft.; depth, including porch and veranda, 41 ft.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft. 6 ins.; second story, 9 ft.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story, gables and roof, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish. Plaster centers in parlor, dining-room and hall or first story. Soft wood flooring and trim throughout. Staircase, yellow pine. Bath-room and kitchen wainscoted. All interior woodwork grain filled, stained to suit owner and finished with hard oil varnish.

COLORS: Trim, including cornices, casings, bands, water-table, blinds, etc., dark bottle green. Clapboards, dark grey. Shingling on side walls left natural for weather stain. Roof shingles, stained red. Outside doors and veranda floor and ceiling, oiled. Sashes, white.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc.,

are shown by the floor plans. Cellar under the whole house, with inside and outside entrance and concrete floor. Double sliding doors connect parlor, hall and dining-room. Open fireplace in parlor. Brick-set range, sink and boiler in kitchen. Pantry, containing dressers on both sides, connects kitchen and dining-room. Bath-room, with full plumbing, in second story. Hat and coat closet in first story hall. One room finished in attic.

COST: \$2,300. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and details, . . . \$25.

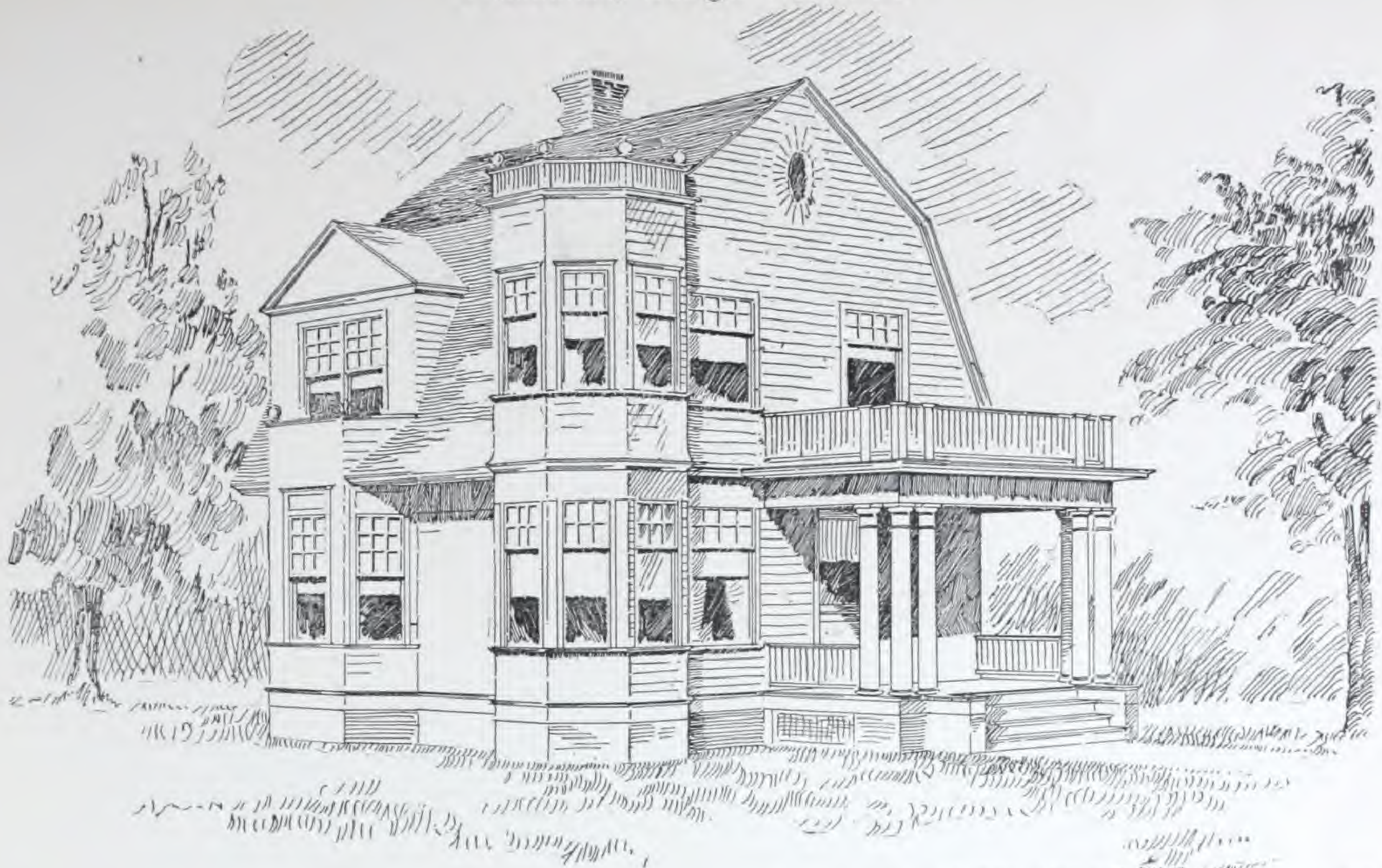
Price of †† bill of materials, . . . 10.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Any or all fireplaces, sliding doors, and part or all of plumbing may be omitted. Extra rooms may be finished off in attic.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations desired, and will be made known upon application to the Architects.

Address, "Co-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1759



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* + etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 28 ft.; depth, including veranda, 36 ft. 6 ins.

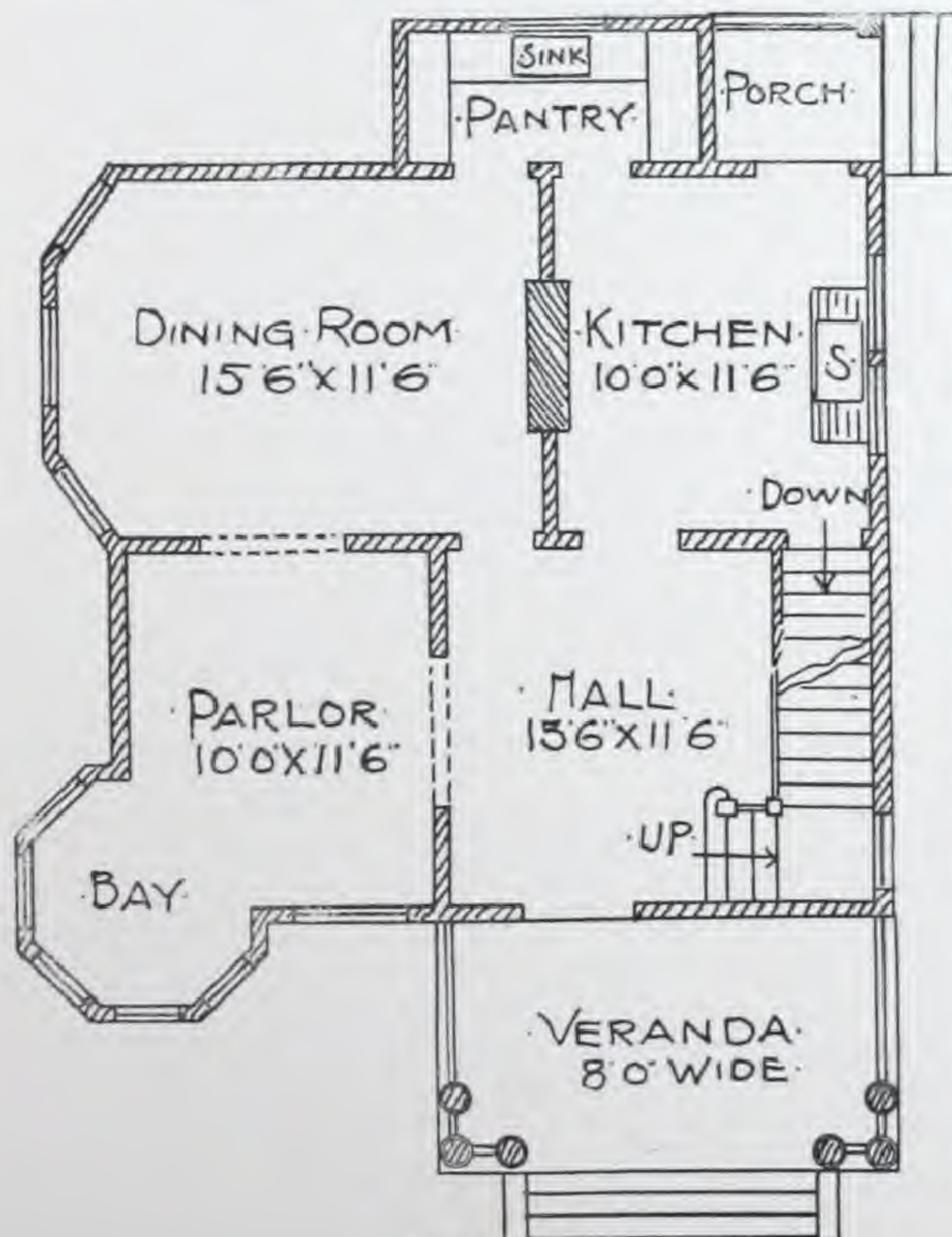
HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft. 6 ins.; second story, 9 ft.

EXTERIOR MATERIALS: Foundation, stone; first story, clapboards; second story, gables and roof, shingles.

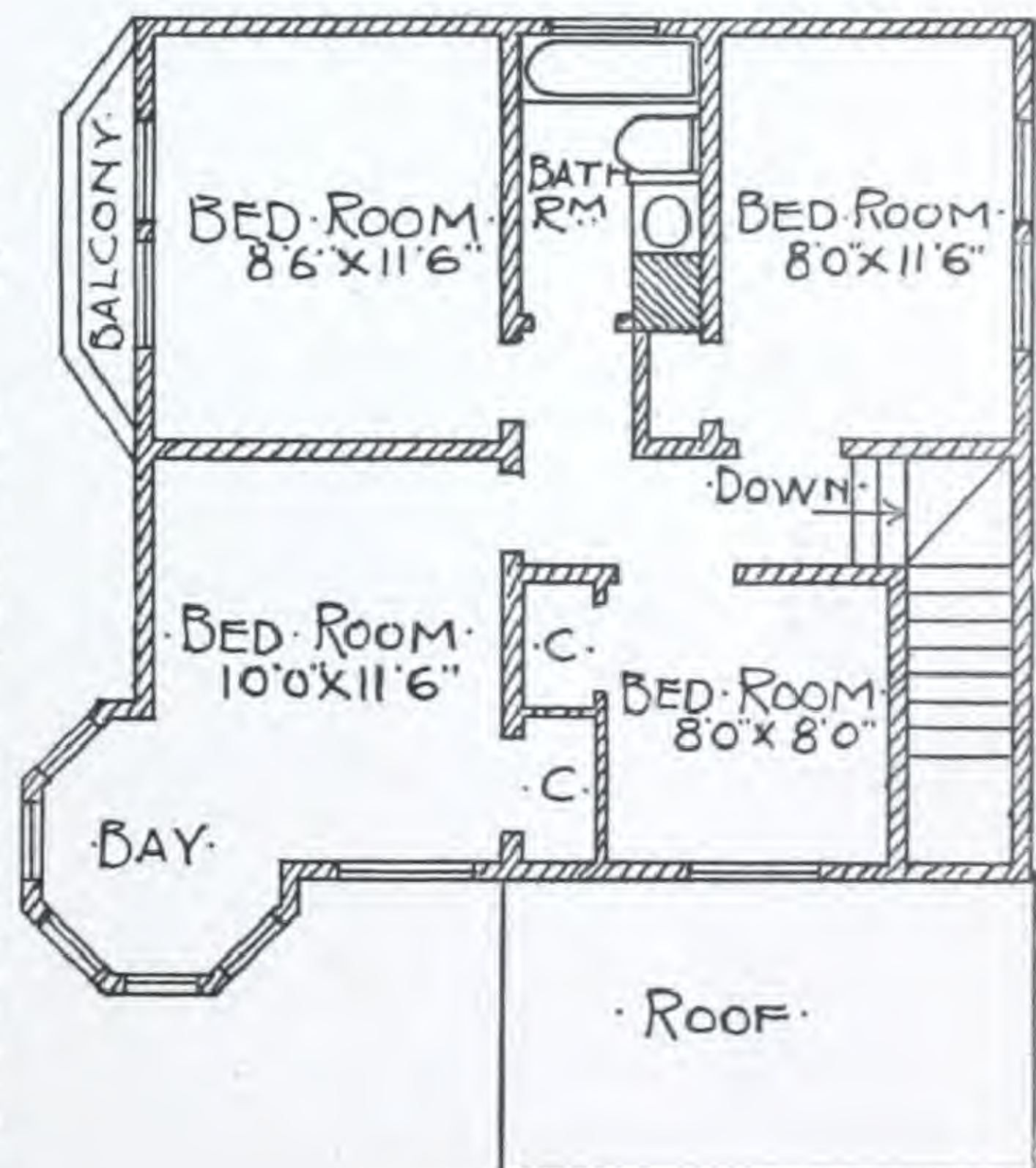
INTERIOR FINISH: Two coat plaster, hard white finish. Plaster cornices and centers in parlor and library. Flooring and trim throughout, white wood. Chair-rail in dining-room. All interior woodwork grain filled and finished in hard oil varnish. Bath-room and kitchen wainscoted.

COLORS: Clapboards, Colonial yellow. Trim, white. Outside doors finished natural with hard oil. Blinds, dark green. Sashes, white. Shingles on side walls, gables and roof left unfinished for weather stain.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under the whole house, with inside and outside entrance and concrete floor. Sink and convenient dresser in kitchen. Bath-room, with complete plumbing, in second story. Portière openings connect parlor with dining-room and hall. Butler's pantry with sink and dressers connects kitchen and dining-room.



FIRST FLOOR.



SECOND FLOOR.

COST: \$2,300. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and details, \$25.

Price of †† bill of materials, 10.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Tubs may be introduced in cellar. Open fireplace may be introduced in parlor and dining-room. Veranda may be enlarged and carried around hall side.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address "Co-operative Building Plan Association," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1765

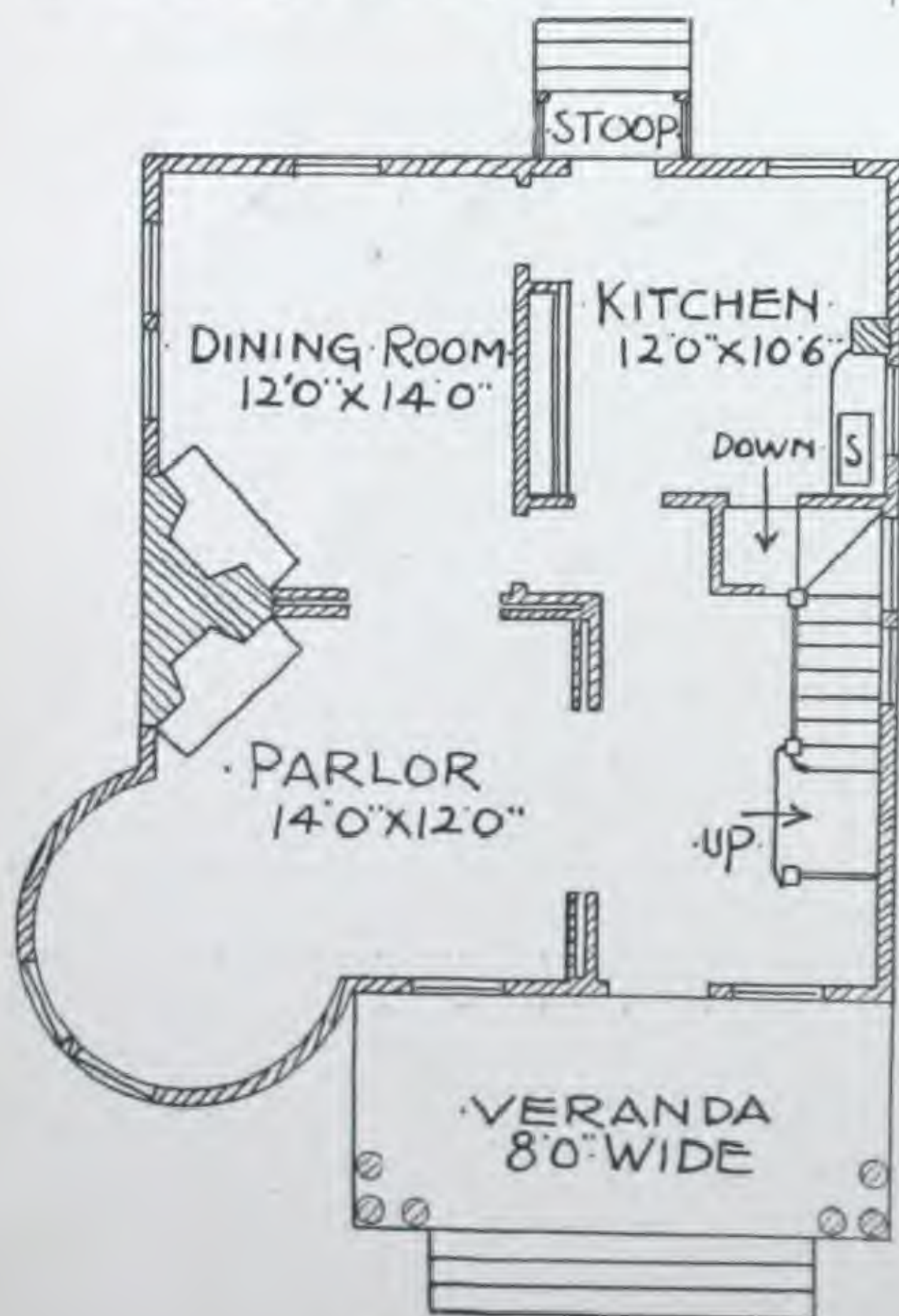


PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* etc.)
see supplement page B.

GENERAL DIMENSIONS: Extreme width, 29 ft.
6 ins.; depth, including veranda, 36 ft.



FIRST FLOOR.

HEIGHTS OF STORIES: Cellar, 6 ft. 6 ins.; first story, 9 ft. 6 ins.; second story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, brick; first and second story, gables and roof, shingles. Outside blinds to all windows except those of the cellar and attic.

INTERIOR FINISH: Hard white plaster. Plaster cornices and centers in hall, parlor and dining-room. Soft wood flooring and trim. Ash stairs. Bath-room and kitchen wainscoted. All interior woodwork finished in hard oil.

COLORS: Trim outside doors, blinds and veranda floor, maroon. Sashes and rain conductors, dark green. Brickwork, Indian red. Wall shingles dipped and brush coated light sienna stain. Roof shingles dipped and brush coated Indian red stain.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole house. One room finished in attic. Bath-room, with complete plumbing. Fireplace, with hard-wood mantels, in parlor and dining-room.

COST: \$2,300. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

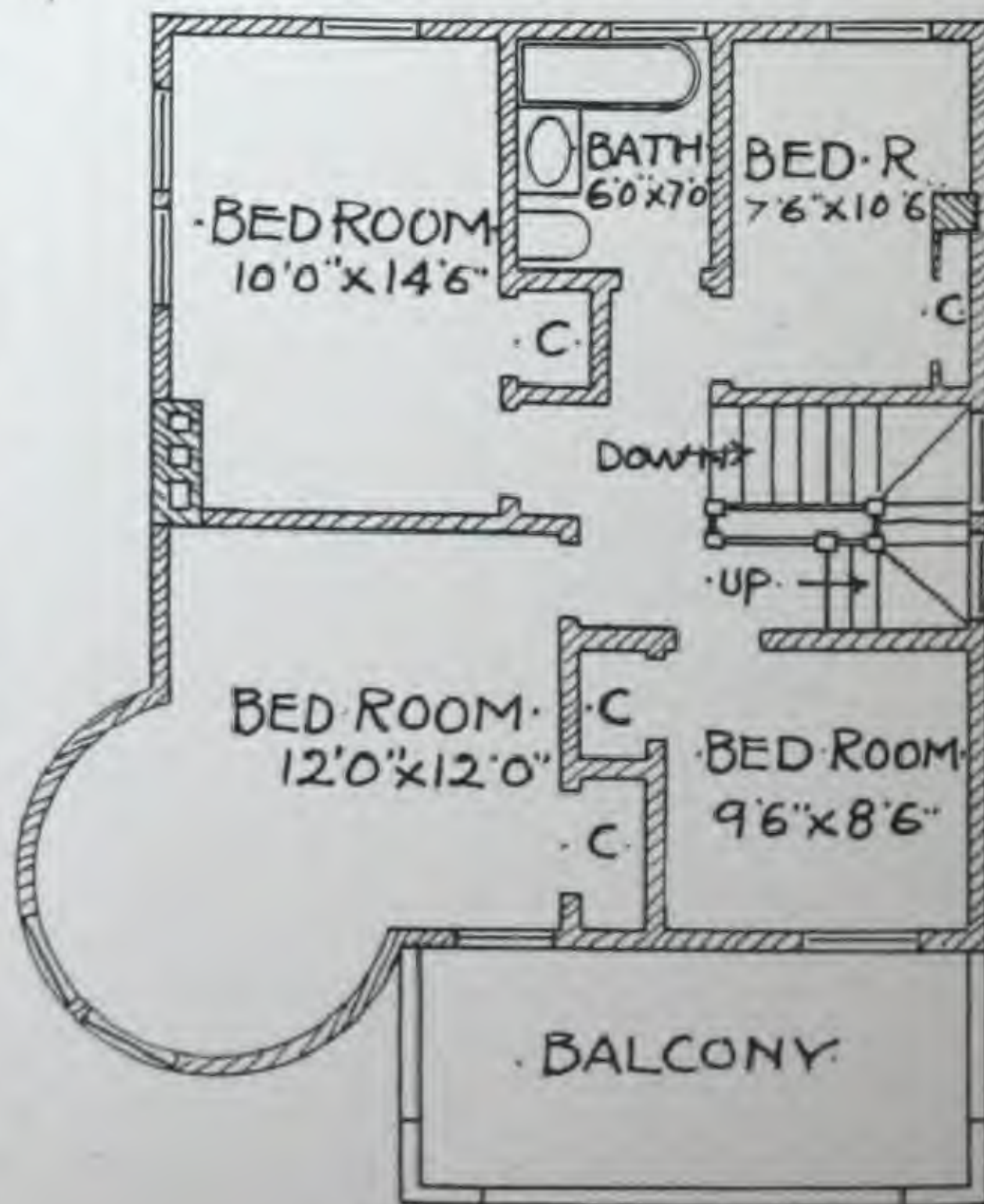
Price of working plans, specifications and detail drawings, \$25

Price of bill of materials, 10

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be omitted. A part or all of plumbing may be omitted.

The price for working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

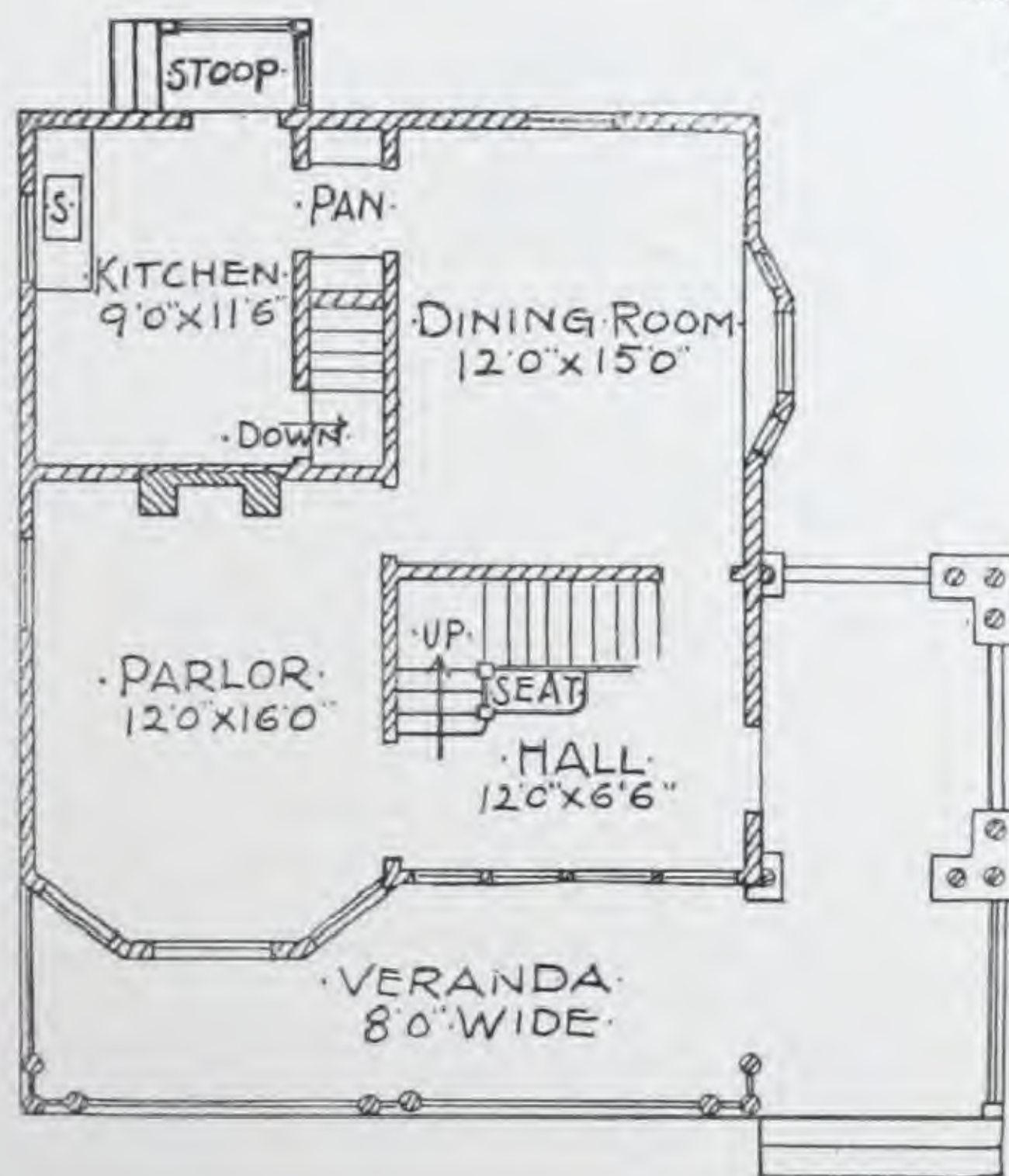


SECOND FLOOR

Residence, Design No. 1761



PERSPECTIVE.



FIRST FLOOR.

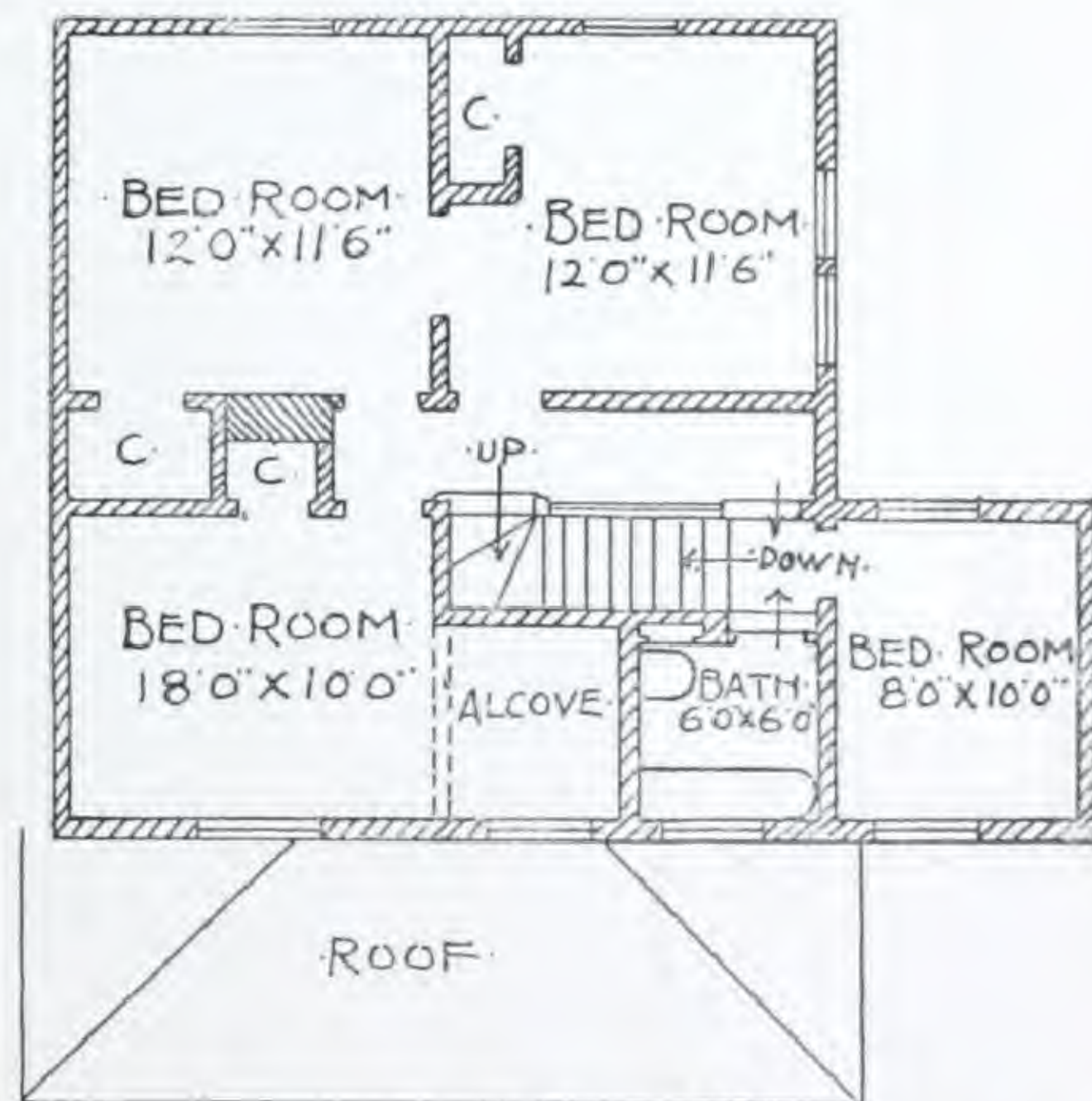
DESCRIPTION.

For explanation of all symbols (* + etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 34 ft. 6 ins., including tower; depth, including veranda, 34 ft. 6 ins.
HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 ins.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, stone; first story, clapboards; second story, gables and roof, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish. Soft wood flooring and trim. Yellow pine stairs. Kitchen and bath-room wainscoted. Interior woodwork grain filled, stained to suit owner, and finished in hard oil varnish.



SECOND FLOOR.

COLORS: Trim, including water-table, corner boards, cornices, casings, veranda posts, rail, etc., white. Clapboards, Colonial yellow. Roof shingles dipped and brush coated Indian red stain. Shingles on gables stained burnt sienna. Veranda floors, buff. Veranda ceiling, oiled. Outside door grain filled and finished natural with hard oil varnish rubbed to a dull gloss.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under the whole house, with inside and outside entrances and concrete floor. Open fireplace in parlor. One room and hall finished off in attic, remainder of space floored for storage purposes. Range, sink and boiler in kitchen. Bath-room, with full plumbing, in second story. Bay-window in dining-room and parlor. Tower-room finished in third story.

COST: \$2,300. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

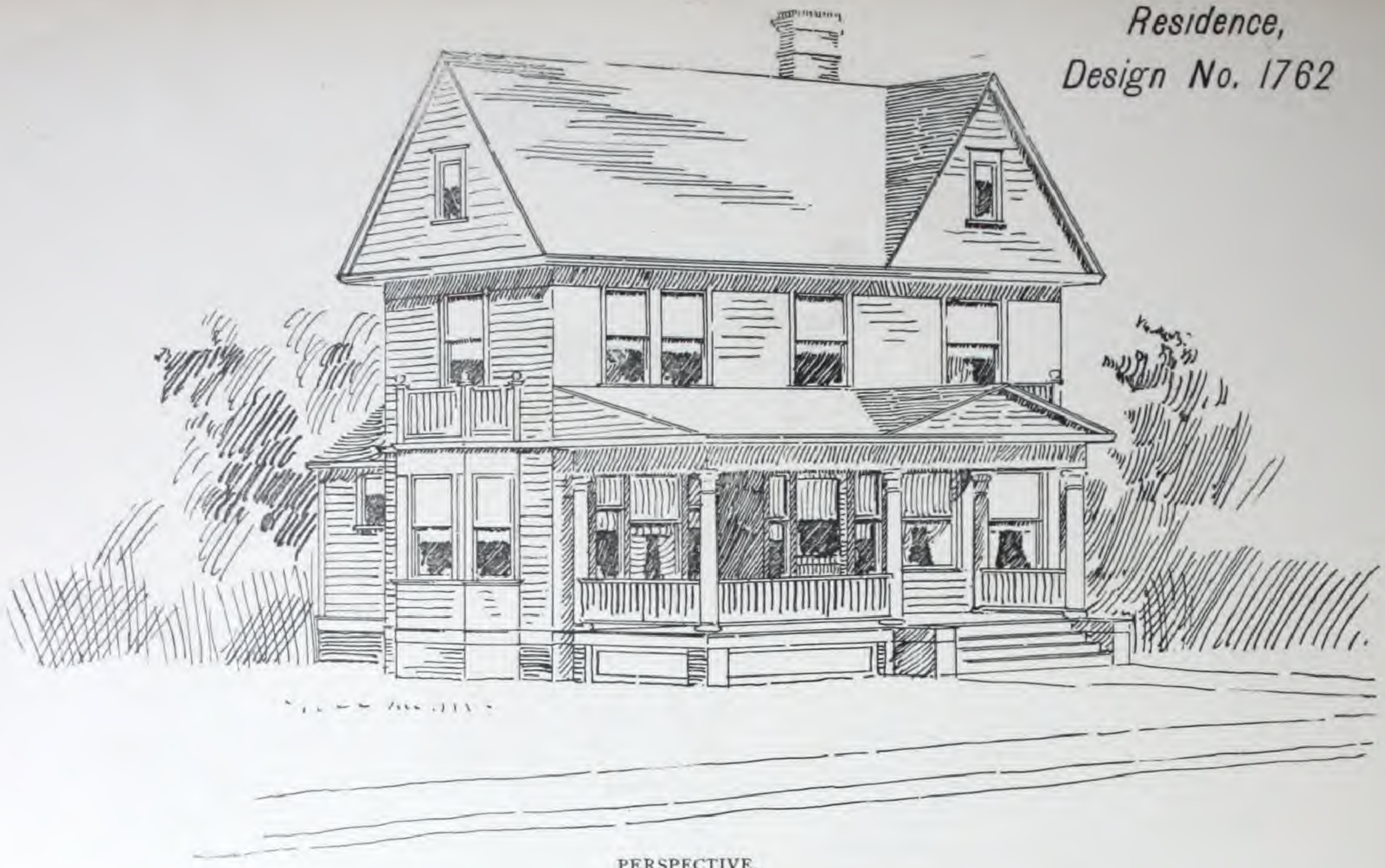
Price of working plans, specifications and details, \$25.

Price of full bill of materials, 10.

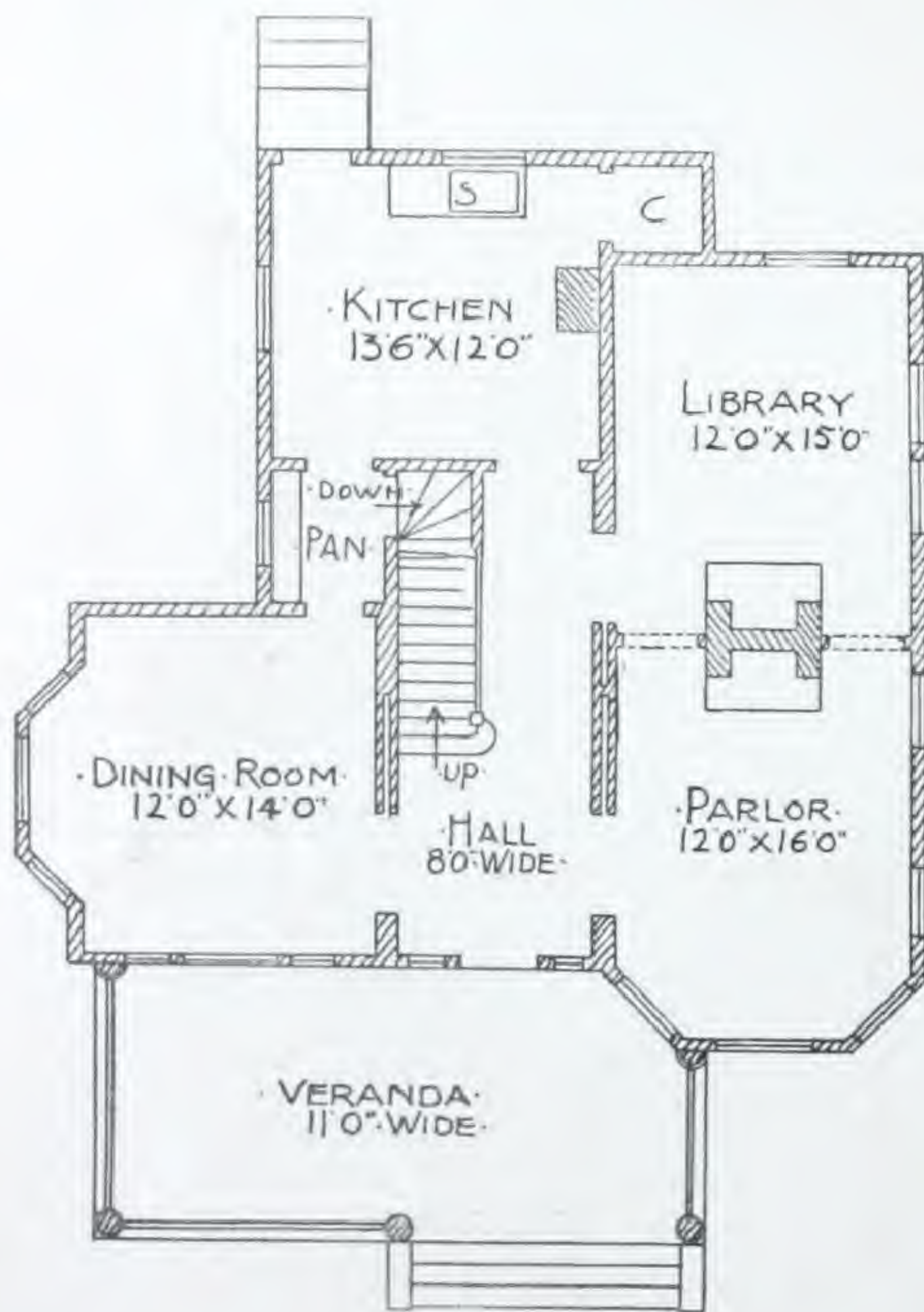
FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Tubs may be introduced in cellar. Sliding door may be placed between parlor and dining-room. Open fireplace may be omitted. An additional bedroom may be finished off in attic, still leaving ample storage space, or attic may be left unfinished. Cellar may be reduced in size. A part or all of plumbing may be omitted.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

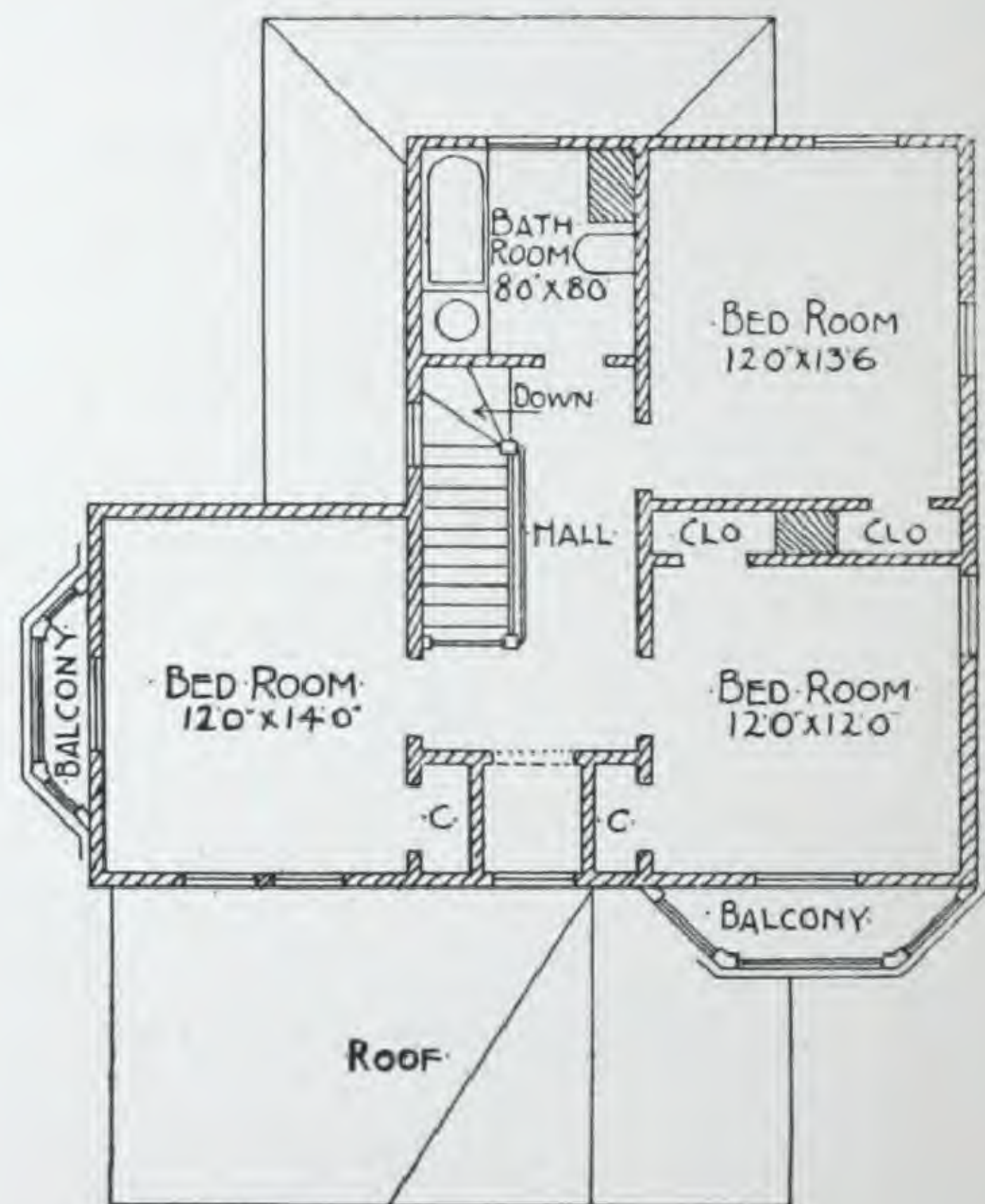
Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 37 ft., including bay; depth, 36 ft. 6 ins.
HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story, 8 ft.; attic, 8 ft.
EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story, gables and roof, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish. Plaster cornices and centers, also picture moulding in principal rooms and hall of first story. N. C. pine flooring. Trim throughout, white wood. Main staircase, ash. Kitchen and bath-room wainscoted. Chair-rail in dining-room. All interior woodwork grain filled, stained to suit owner and finished with hard oil varnish.

COLORS: All clapboards, ivory white. Trim, including water-table, corner boards, casings, cornices, bands, veranda posts, outside blinds, etc., dark bottle green. Sashes red. Shingling on side walls left natural for weather stain. Roof shingles, also veranda floor and ceiling, oiled. Brickwork painted yellow.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under the whole house, with inside and outside entrances and

concrete floor. Range, sink and boiler in kitchen. Bath-room, with complete plumbing, in second story. Open fireplace in parlor and library. Sliding doors connect dining room, parlor and hall. Bay in dining-room. Attractive staircase. One room finished in attic, and ample storage space.

COST: \$2,400, not including mantels, range, or heater. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans (with full details drawn to large scale) and specifications, \$25.
 Price of †† bill of materials, 10.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Laundry may be introduced. Fireplace, also sliding doors may be omitted. Wide portiere openings may be placed between parlor and hall. Attic may be left unfinished. Dining-room bay-window may be carried up two stories.

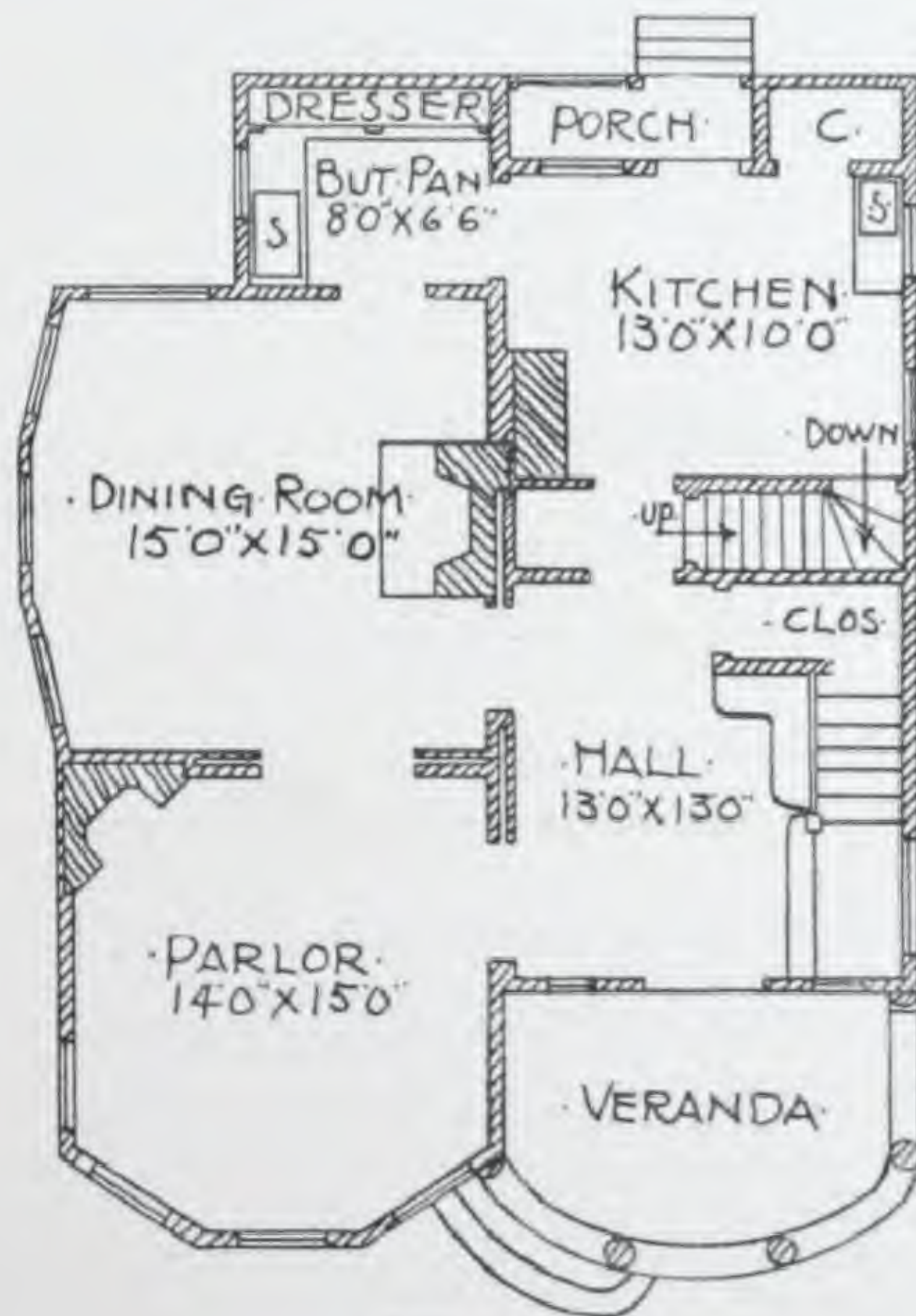
The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address: "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

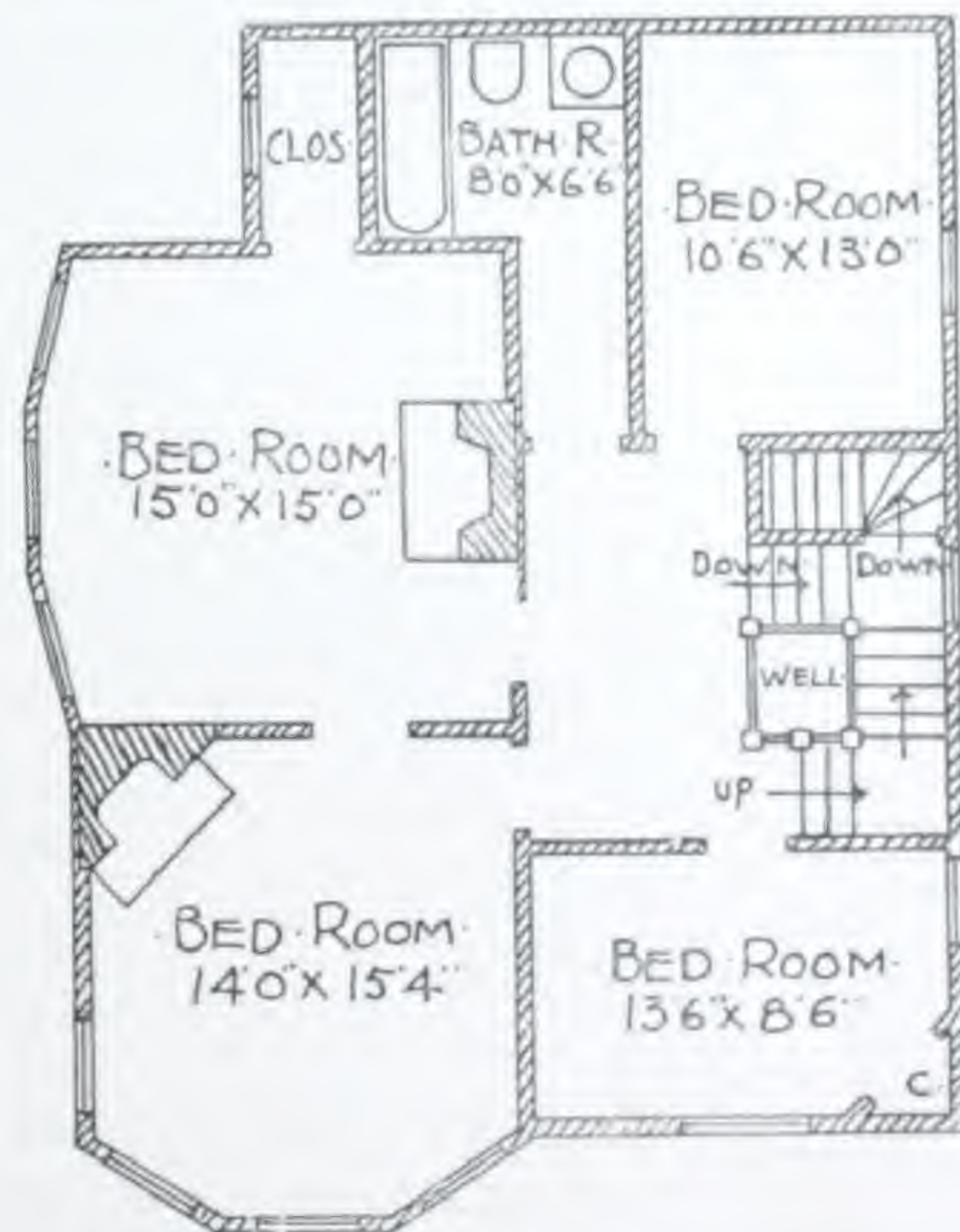
Residence, Design No. 1763



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols (* f etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 30 ft.; depth, 40 ft. 6 ins., including veranda.
HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story, 8 ft.
EXTERIOR MATERIALS: Foundation, stone; first story, clapboards; second story, gables and roof, shingles.
INTERIOR FINISH: Two coat plaster, hard white finish. Plaster centers and hard wood picture moulding in dining-room, parlor and hall of first story. Trim, white wood. Flooring throughout, N. C. pine. Main staircase, ash. Chair-rail in dining-room. Kitchen and bath room, wainscoted. All interior woodwork grain filled, stained to suit owner and finished in hard oil varnish.
COLORS: Trim, including water-table, corner boards, cornices, casings, piazza posts, rail, blinds and sashes, etc., ivy green. Clapboards, green stone. Shingles on side walls and gables, dipped and brush coated in burnt sienna stain. Roof shingles, also piazza floor and ceiling, and outside doors, oiled.
ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by

the floor plans. Cellar under the whole house, with inside and outside entrances and concrete floor. Range, sink and boiler in kitchen. Bath-room, with full plumbing, in second story. Open fire-place in dining-room and parlor. Double sliding doors connect dining-room, parlor and hall. Butler's pantry connecting kitchen and dining-room contains dresser and counter shelf and sink. Bay-window in parlor and dining-room. Seat in main hall. Attic unfinished but floored for storage purposes.

COST: \$2,480. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and details, \$25.

Price of full bill of materials, \$10.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be reduced in size. Any or all fireplaces and part or all of plumbing may be omitted. Tubs may be introduced in kitchen.

The price for working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, CO-OPERATIVE BUILDING PLAN ASSOCIATION, Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1732



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols ("† etc.) see supplement page B.

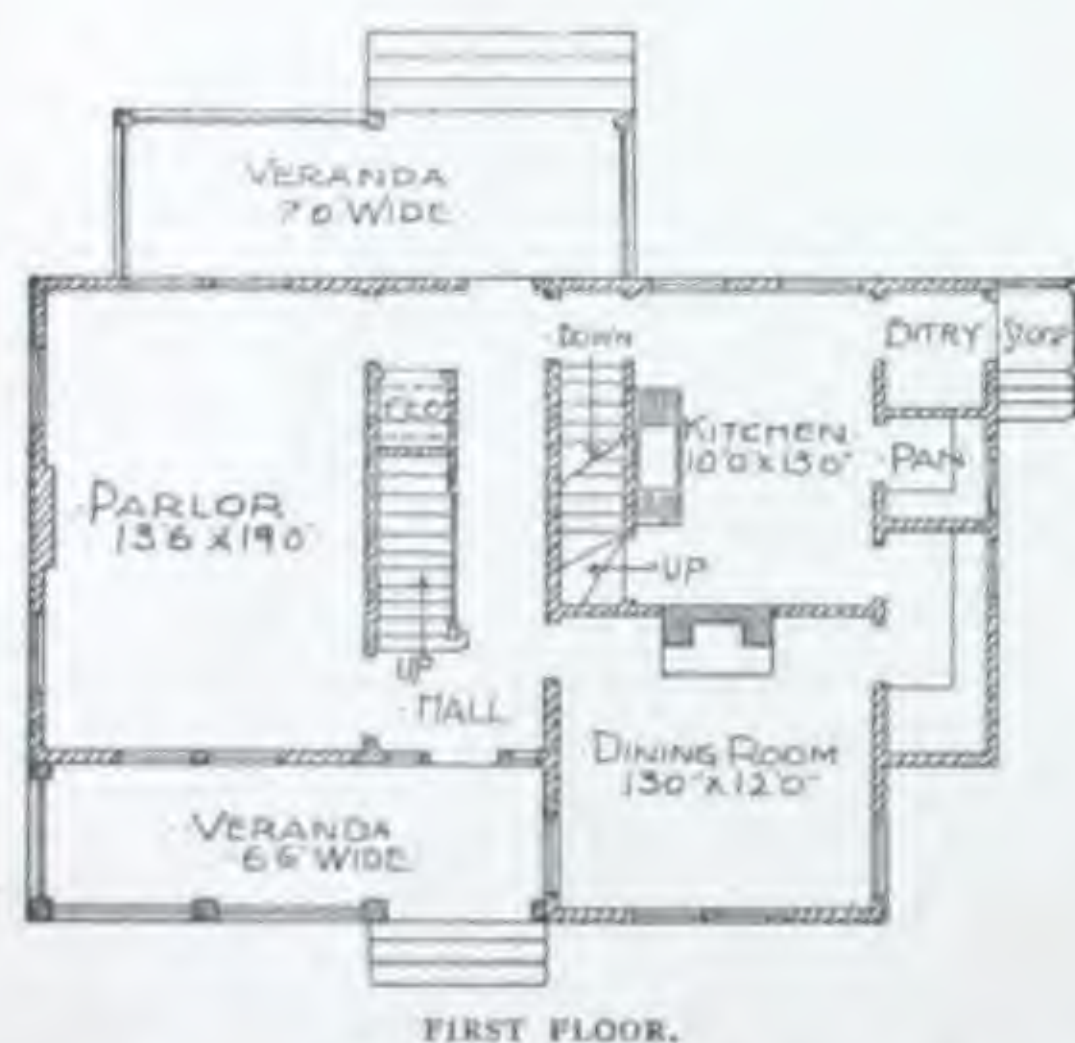
GENERAL DIMENSIONS: Extreme width, 40 ft., not including porch; depth, 26 ft. 6 ins. not including veranda.

HEIGHT OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story, 8 ft.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, brick; first story, second story, gables and roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim in parlor, soft wood painted white; in balance of first story, N. C. pine; in second story, soft wood painted; in attic, N. C. pine. Flooring on first story, N. C. pine; elsewhere, soft wood. Staircase, cypress.

COLORS: All side walls silver gray with moss green mottling. Roofs, dark weather stain. Trim, gray.



FIRST FLOOR.

ACCOMMODATIONS: Large and well arranged rooms. Cellar under whole house, with inside and outside entrance and concrete floor. Fireplace in dining-room. Sink and portable range in kitchen. Large pantry in kitchen and butler's pantry connecting dining-room and kitchen. Space for refrigerator in kitchen entry. False breast for mantel in parlor. Back staircase from cellar to attic. Three rooms finished in attic. Bath-room with full plumbing in second story.

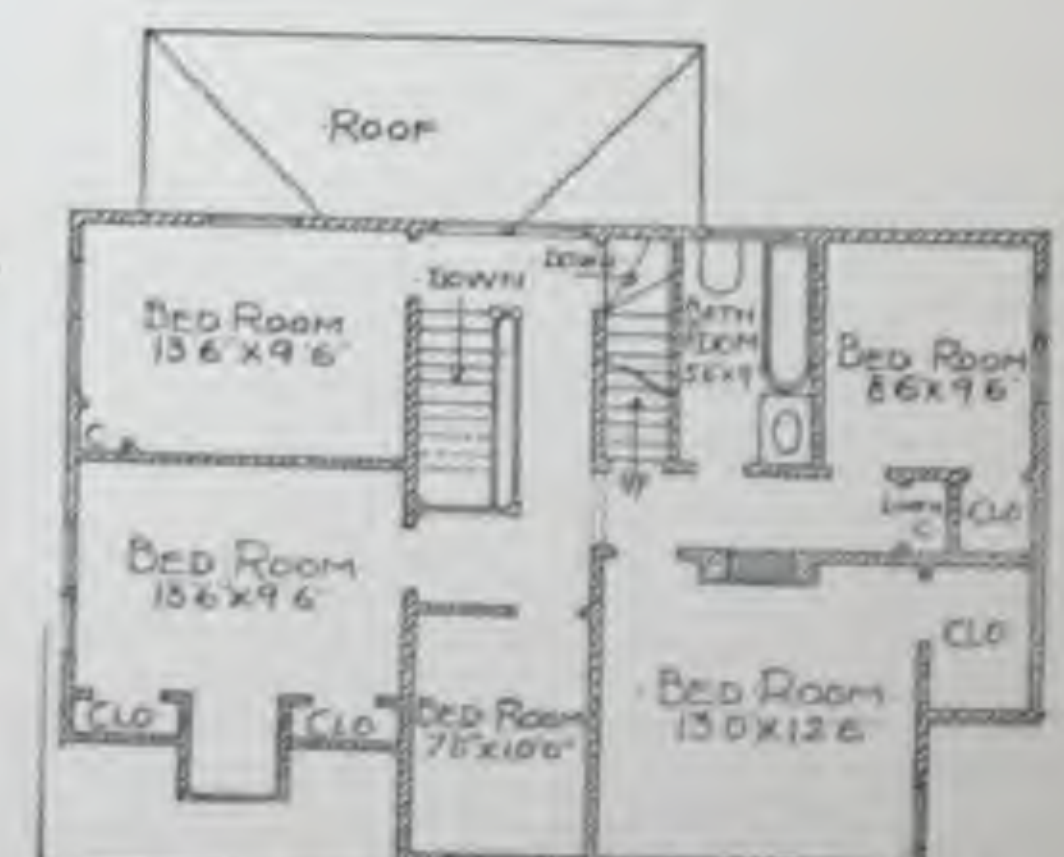
COST: \$2,500, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$25.

Price of †† bill of materials, 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

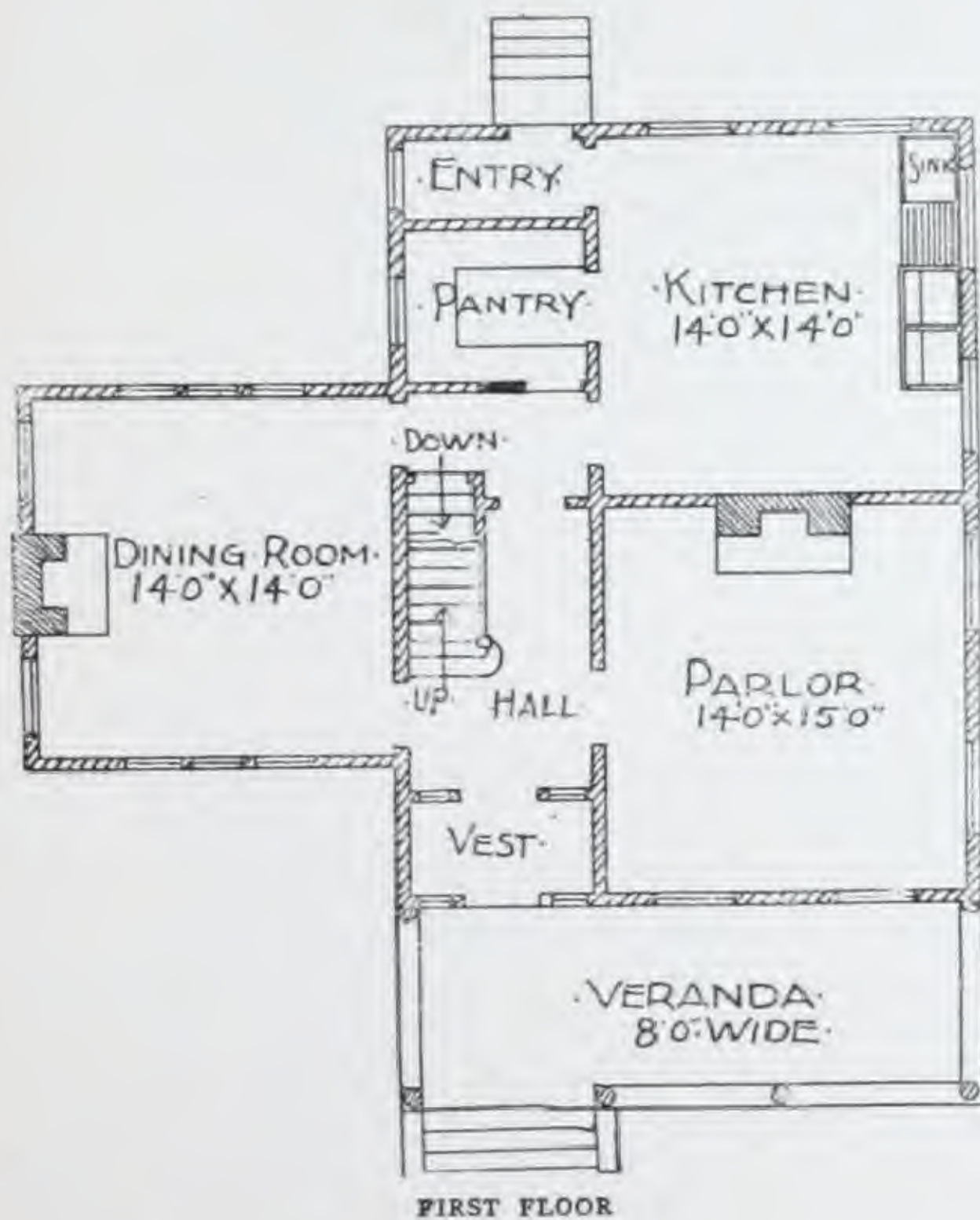


SECOND FLOOR.

Residence, Design No. 1766



PERSPECTIVE.



FIRST FLOOR

ACCOMMODATIONS: Cellar under whole house, with inside and outside entrance and concrete floor. Fireplace in parlor and dining-room. Sink, portable range and two wash-tubs in kitchen. Bath-room, with full plumbing, in second story. Attic unfinished, but space for two rooms. Space for refrigerator in kitchen rear entry. Large kitchen pantry, and closets to all bedrooms. Dish pass from pantry to dining-room entry.

COST: \$2,500, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$25.

Price of †† bill of materials, 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "Co-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

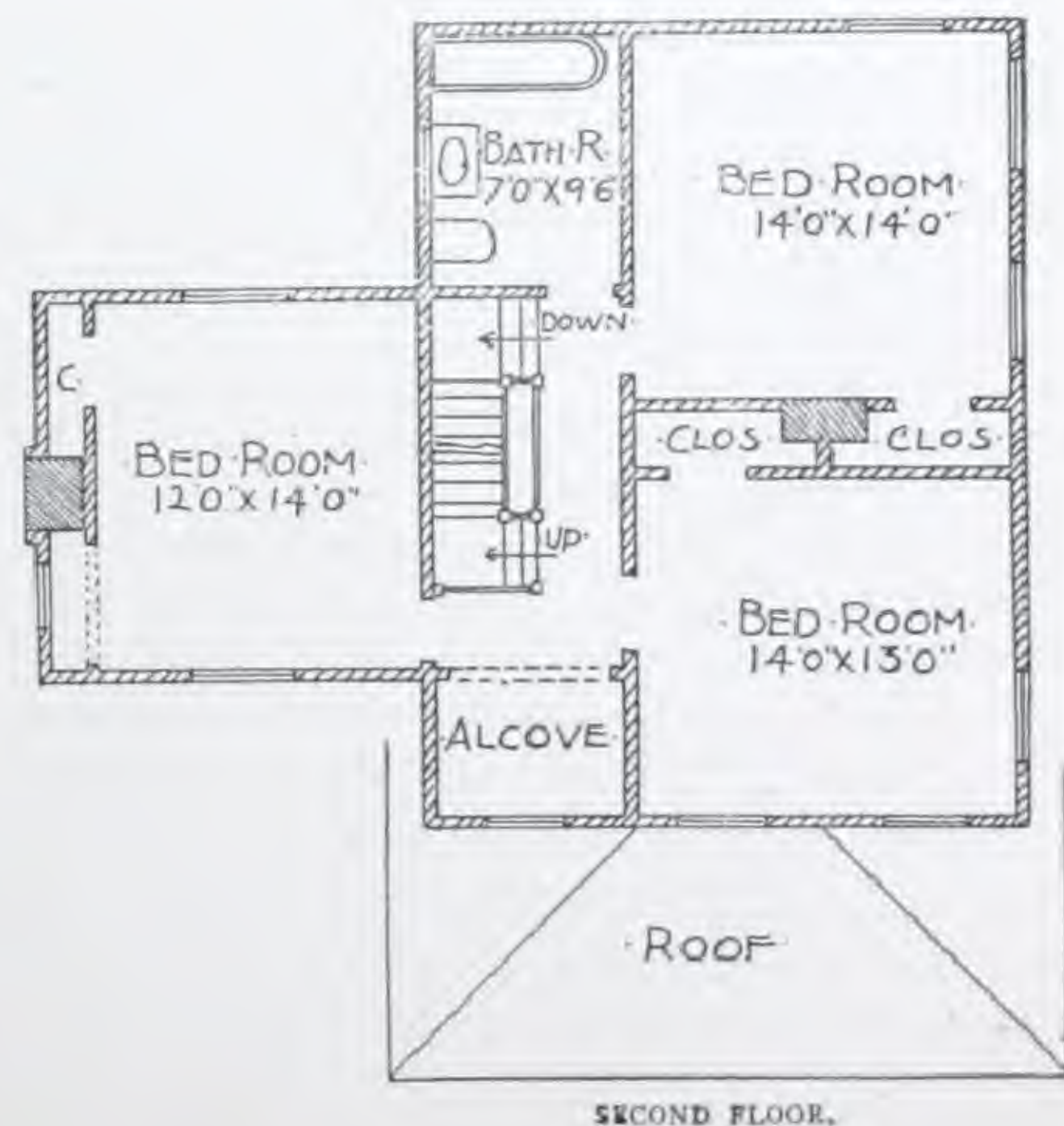
GENERAL DIMENSIONS: Extreme width, 37 ft.; depth, 30 ft. 6 ins., not including veranda or porch.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 8 ft. 6 ins.; second story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation and veranda enclosure, stone; first and second story and roof, shingles.

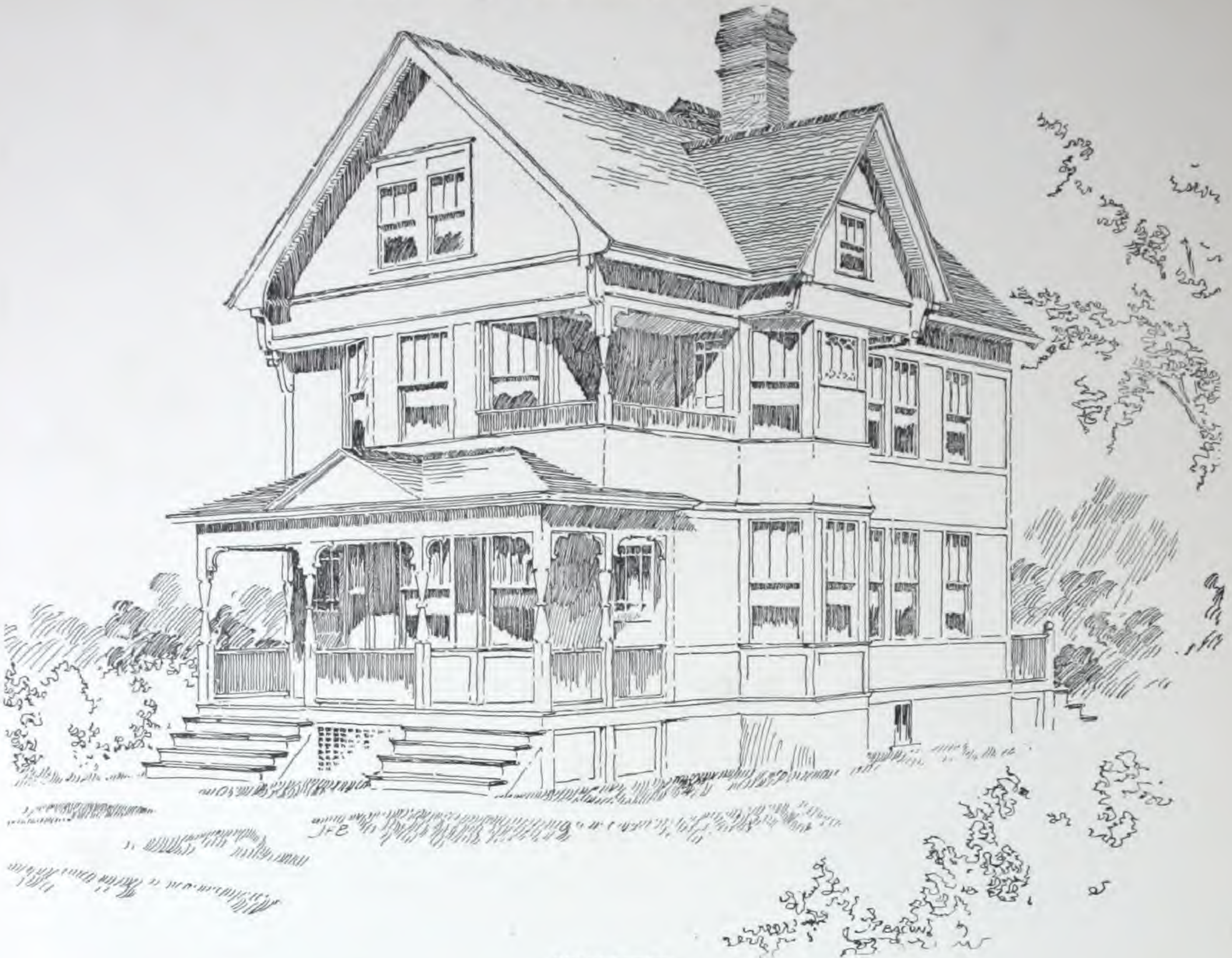
INTERIOR FINISH: Hard white plaster. Trim N. C. pine, stained or varnished. Flooring, N. C. pine, first story; soft wood, second and third stories.

COLORS: Side wall shingles, dark brown. Roof shingles, dark green. Trim, white.



SECOND FLOOR.

Two-Family Residence, Design No. 1760



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, through bedroom and dining-room, 26 ft. 3 ins.; depth, including parlor bay, 46 ft. 6 ins.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story, 9 ft.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story, gables and roof, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish. Plaster cornices and centers in parlors, dining-rooms and halls. Trim and floors throughout, white wood. Kitchens and bath-rooms wainscoted. All interior woodwork stained to suit owner.

COLORS: Clapboards, fawn brown. Trim, including water-table, corner boards, cornices, casings, etc., white. Shingles in second story and gables, oiled. Roof shingles dipped in and brush coated with dark red stain.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under the whole house, with inside and outside entrance and concrete floor. One room finished in attic; balance floored for storage purposes. Large openings connect hall, parlor, bedroom and dining-room on first floor, also hall, parlor and dining-room on second floor. Bath-room in each story with complete plumbing. Water closet in cellar. Thimble for portable range in kitchens. Pantry contains necessary shelving. Rear stairs from cellar to attic.

COST: \$2,550.

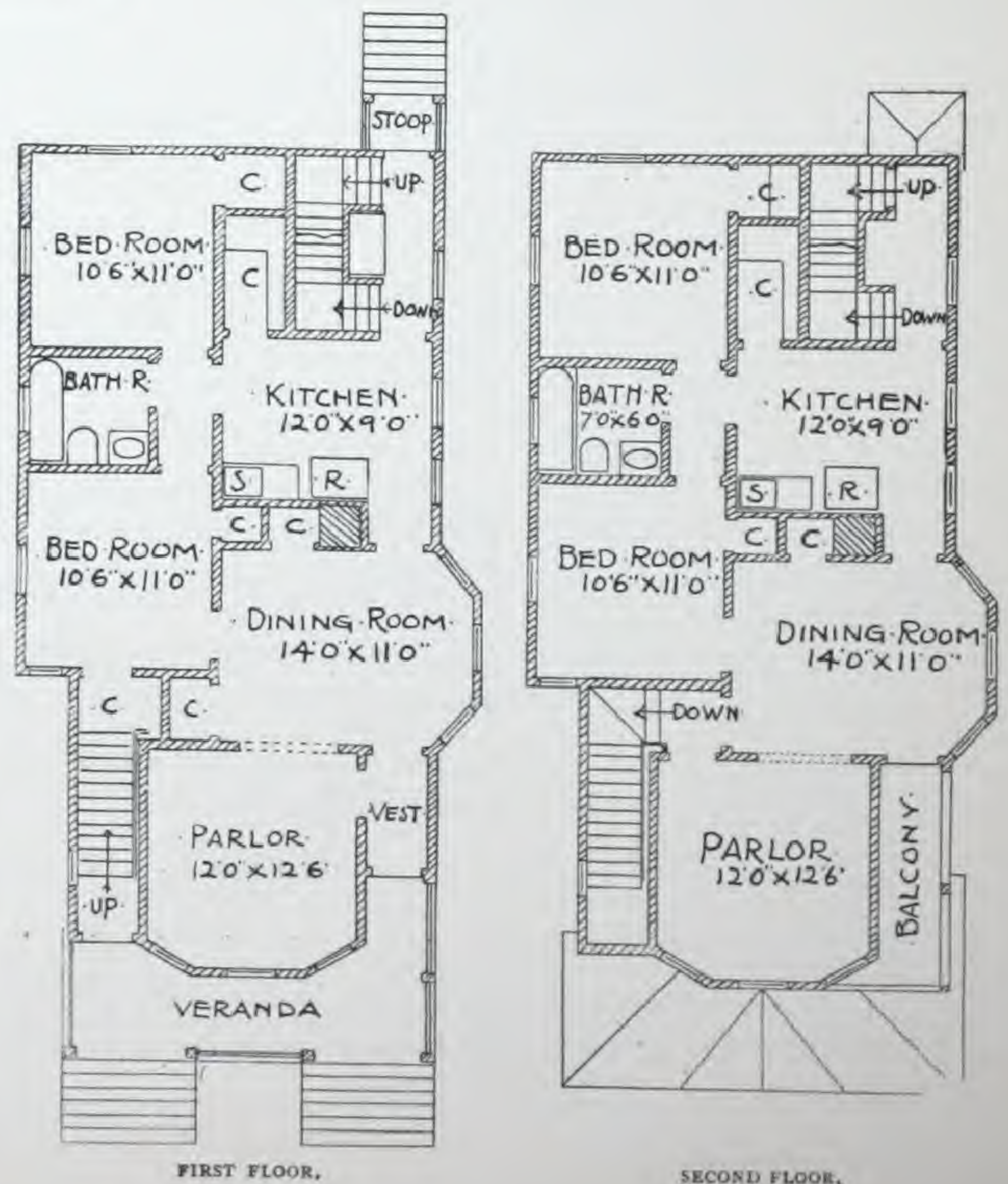
The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and details . . . \$25.
Price of †† bill of materials, . . . 10.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be reduced in size or wholly omitted. Fireplaces may be planned in dining-rooms. One or two rooms may be finished off in attic. Double folding doors or portière openings may be introduced. This design is planned for two families, but by using the second story for bedrooms, and finishing off two rooms in attic, it would make a commodious residence for a large family.

The price of working plans, specifications, etc., for a modified design is greater, varying according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



FIRST FLOOR.

SECOND FLOOR.

Residence, Design No. 1701



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 28 ft. 6 ins.; depth, not including veranda or porch, 44 ft.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, stone; first story, clapboards; walls above first story and roofs, shingles.

INTERIOR FINISH: Hard white plaster. Main floors, N. C. pine. Trim, white wood grain filled and varnished. Staircase, ash. Kitchen and bath-room, wainscoted.

COLORS: Clapboards, silver gray. Trim, flake white. Sashes, dark green. All shingles left natural for weather stain.

ACCOMMODATIONS: The principal rooms etc., are shown by the floor plans. Cellar under the whole house, with inside and outside entrance and concrete floor. Double sliding doors connect dining-room and sitting room. Bath-room, with full plumbing, in second story. Portable range and sink in kitchen. Back staircase from cellar to attic. Linen closet in second story hall. Stained-glass window on staircase. Ample closet room. Attic floored for storage.

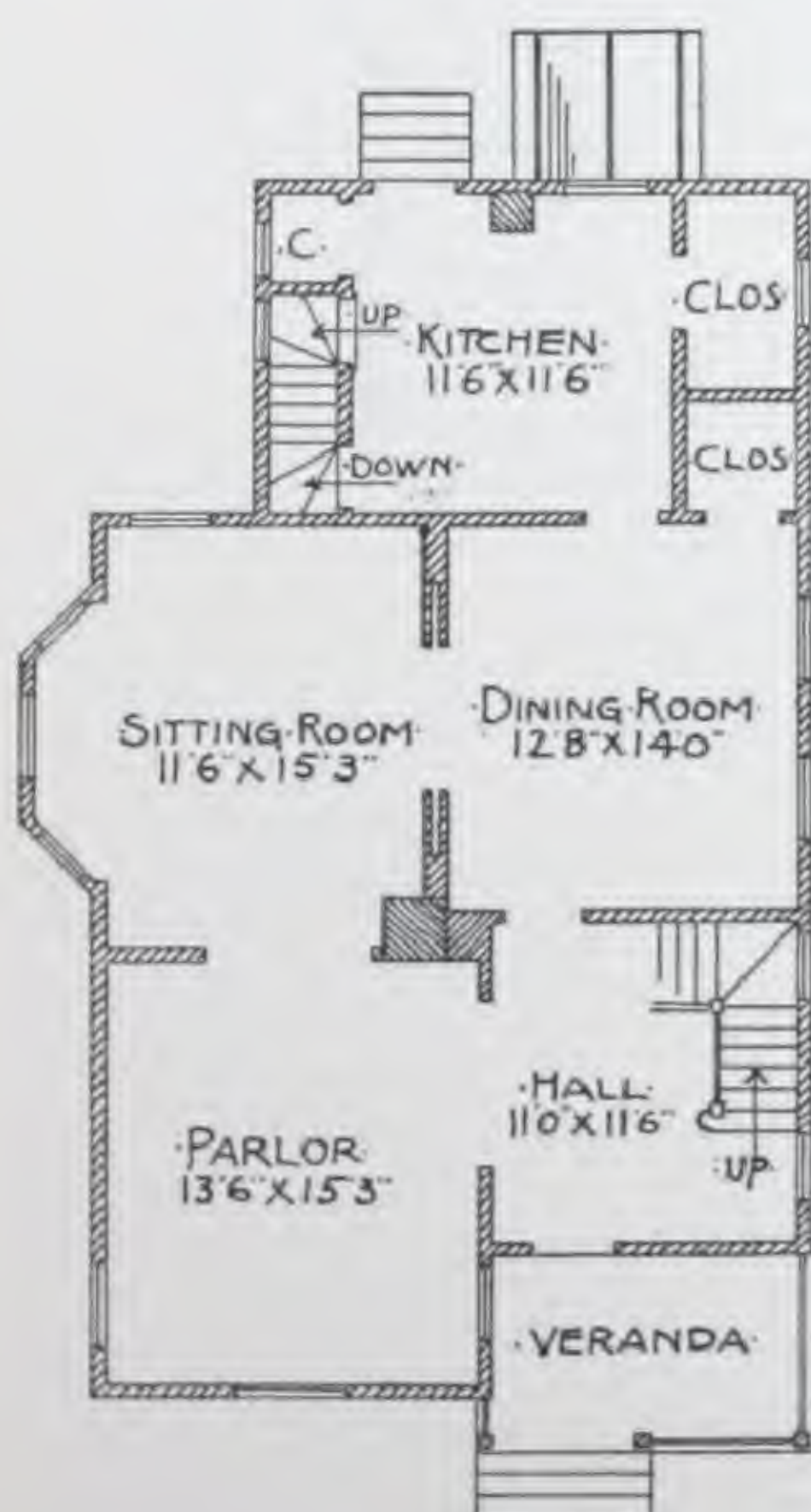
COST: \$2,600 complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$25.

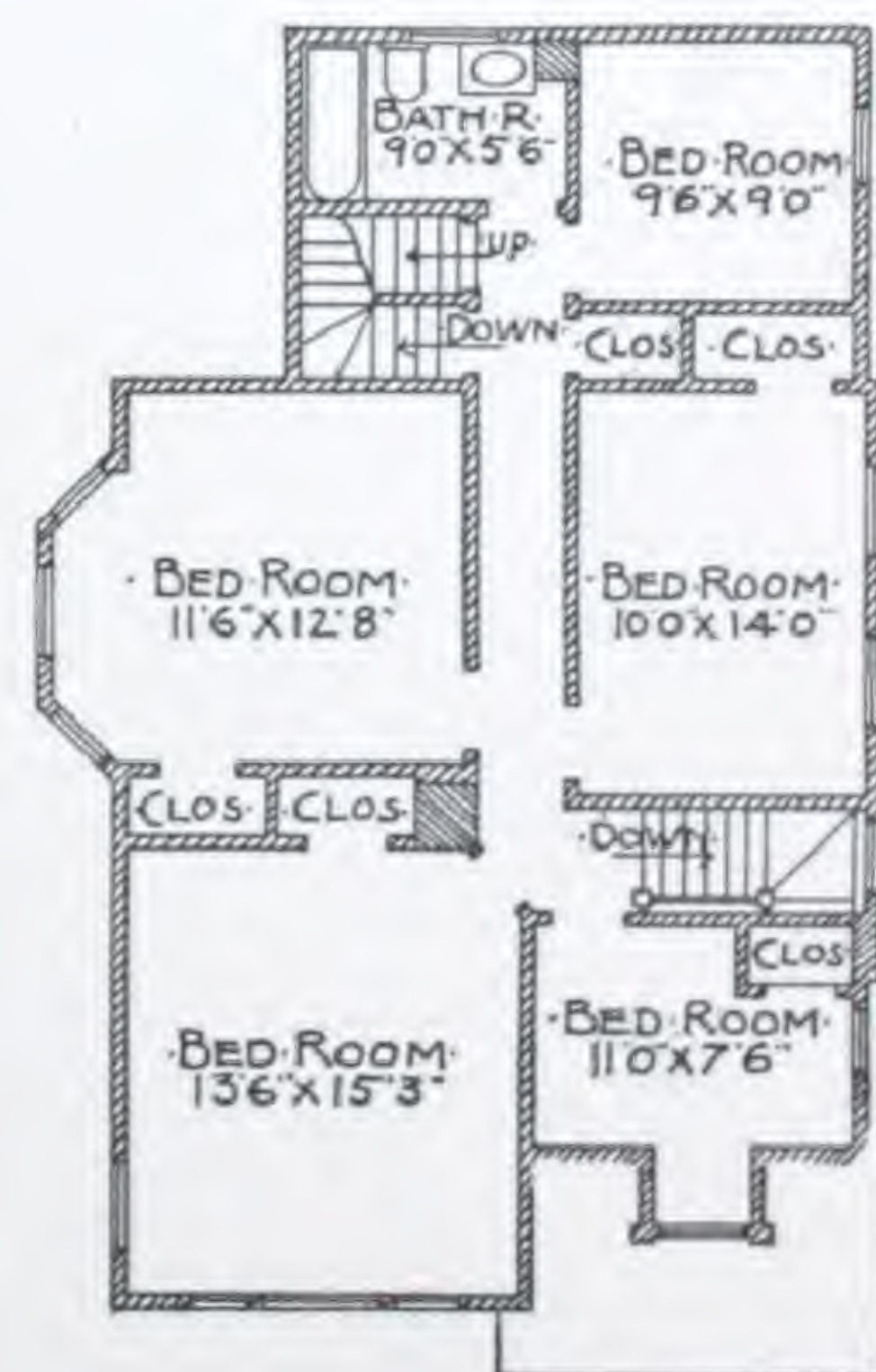
Price of †† bill of materials, 10.

The price for a modified design is greater, according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



FIRST FLOOR.



SECOND FLOOR.

Residence, Design No. 1728



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

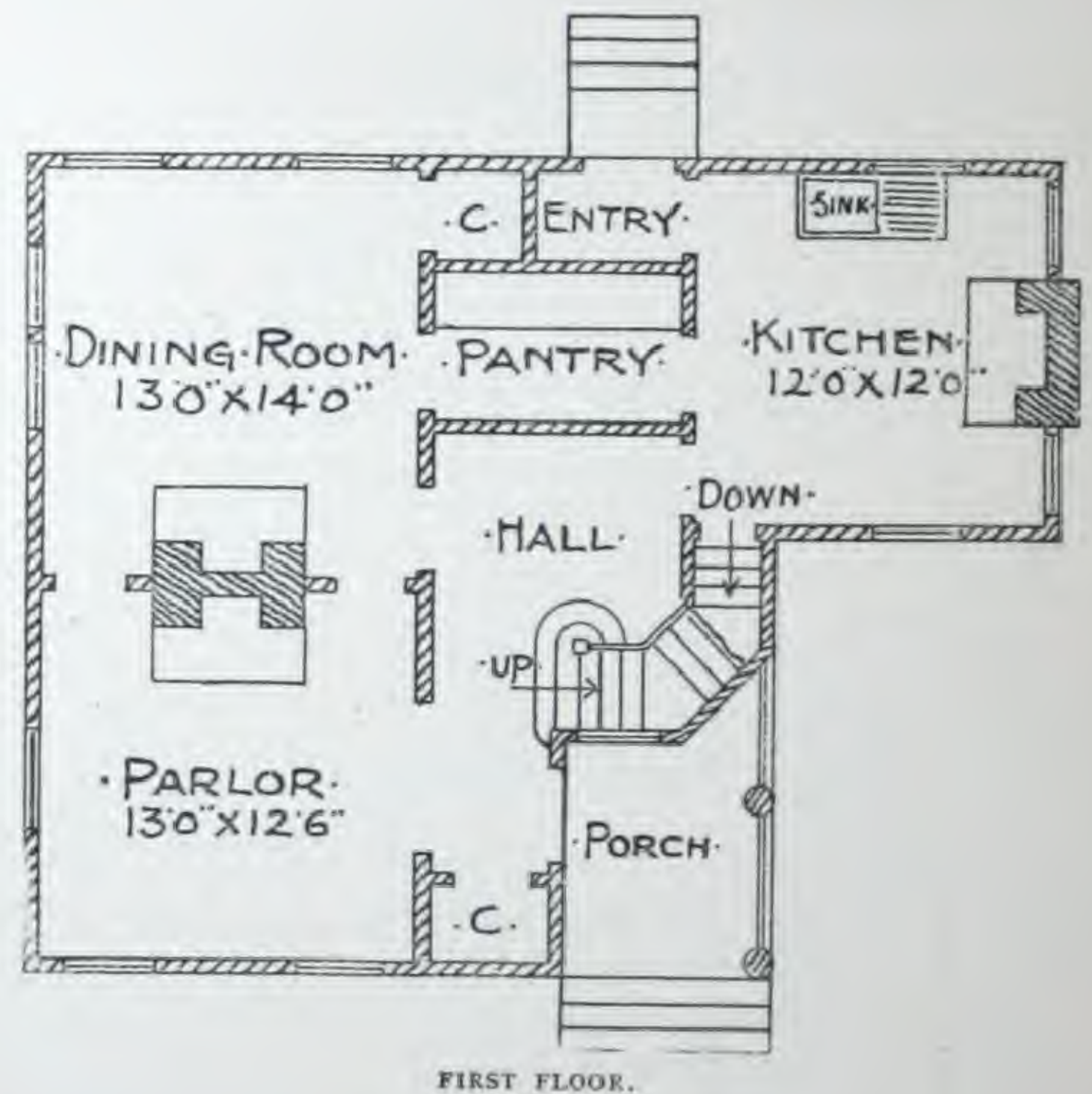
GENERAL DIMENSIONS: Extreme width, 35 ft. 6 ins.; depth, 28 ft., not including porch.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 8 ft. 6 ins.; second story 8 ft.

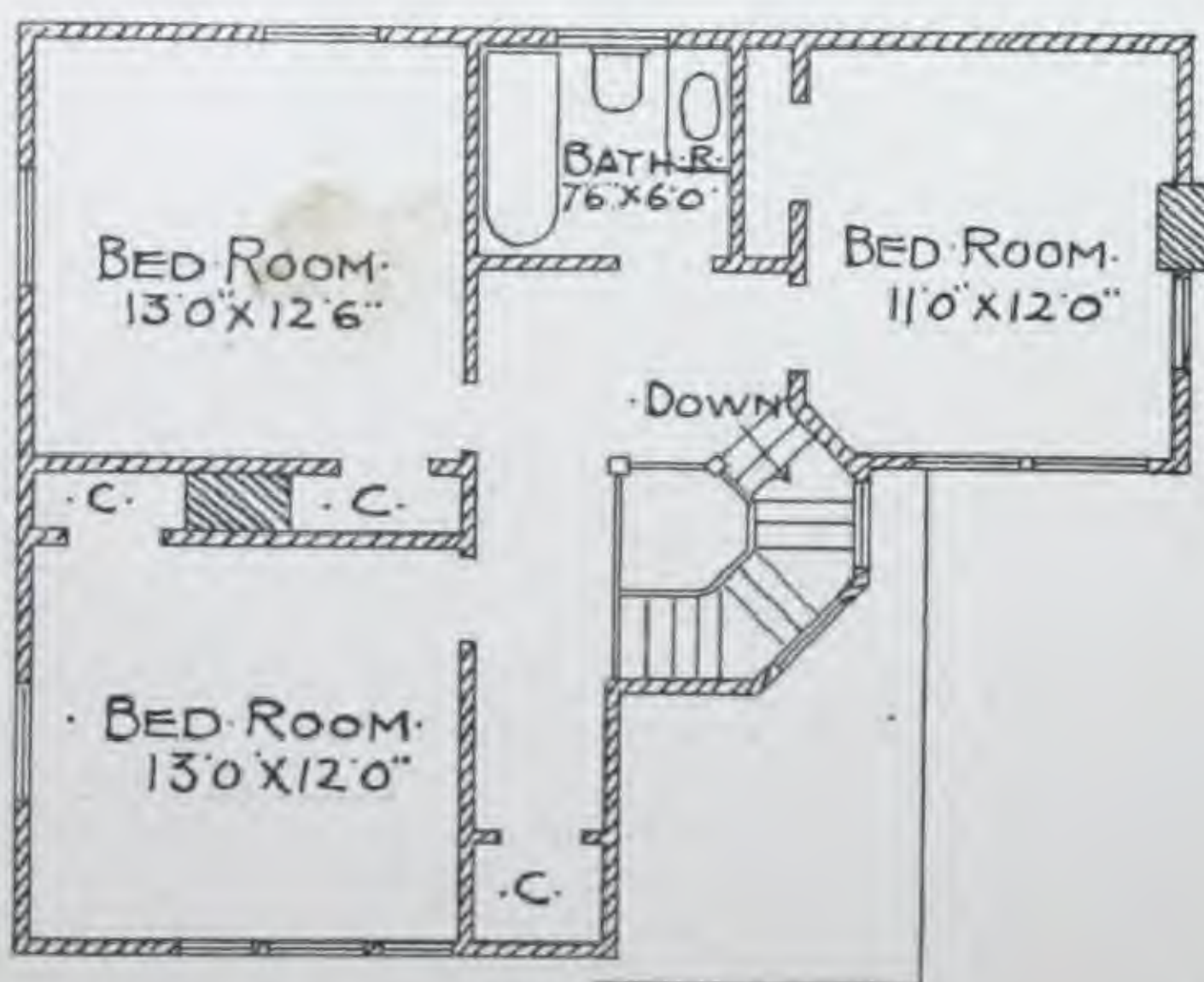
EXTERIOR MATERIALS: Foundation, brick; first story, second story, gables and roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim and flooring, soft wood except in hall. Staircase and trim in hall, ash.

COLORS: Side wall shingles, dark mottled green. Roof, dark red. Trim, white.



FIRST FLOOR.



SECOND FLOOR.

ACCOMMODATIONS: Cellar under whole house with outside and inside entrance and concrete floor. Bathroom in second story. Staircase tower forms a very attractive feature both inside and outside of house. Linen closet in second story hall. Brick-set range and sink in kitchen. Fireplace in parlor and dining room. Large closets to all bedrooms and ample pantry space in first story. Attic unfinished but floored for storage purposes.

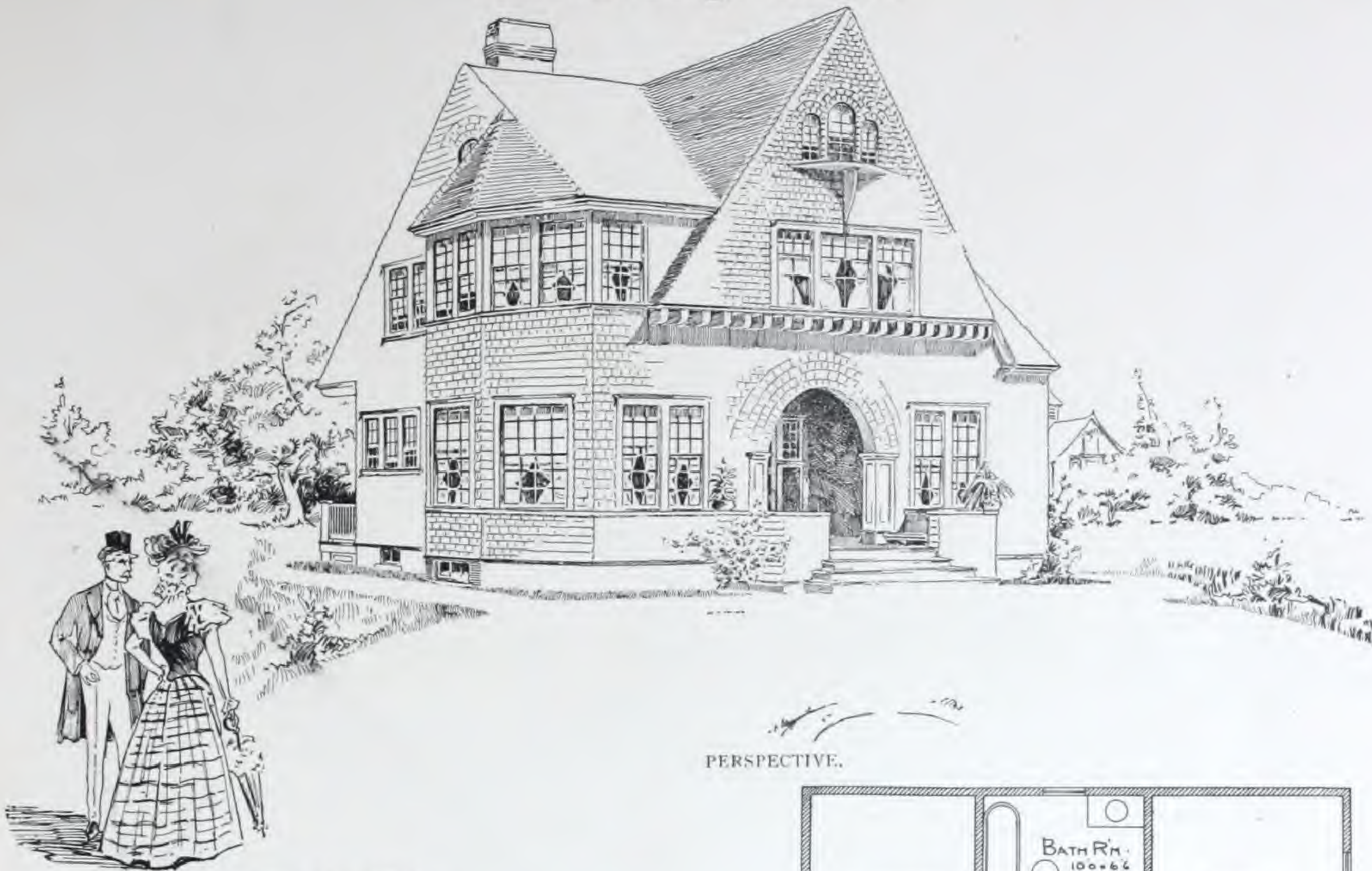
COST: \$2,600, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, . . . \$25.
Price of †† bill of materials, . . . 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION, Architects," 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1770



PERSPECTIVE.

DESCRIPTION.

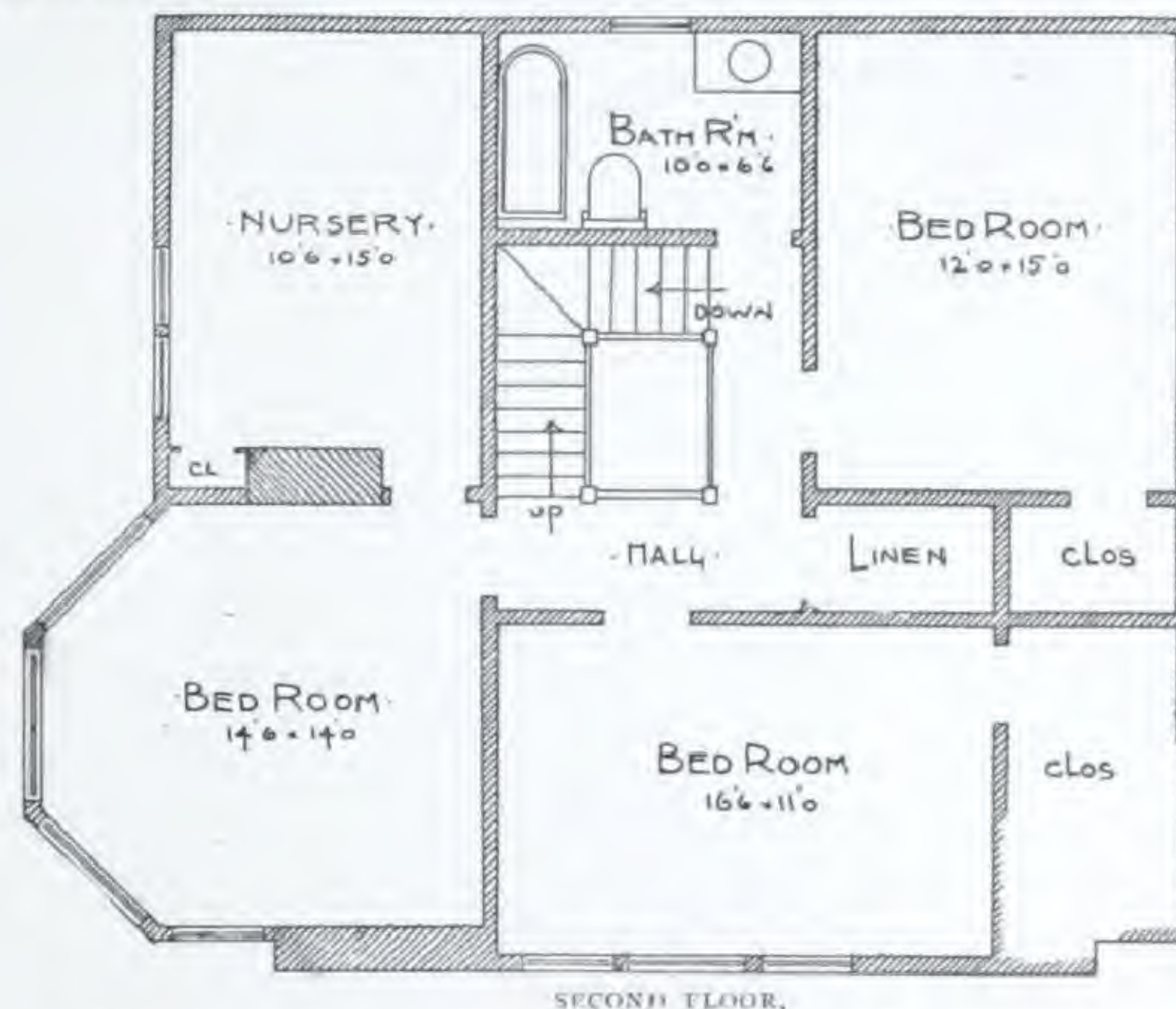
For explanation of all symbols (* † etc) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 40 ft. 6 ins., not including veranda or porch; depth, 30 ft. 6 ins., not including veranda or porch.

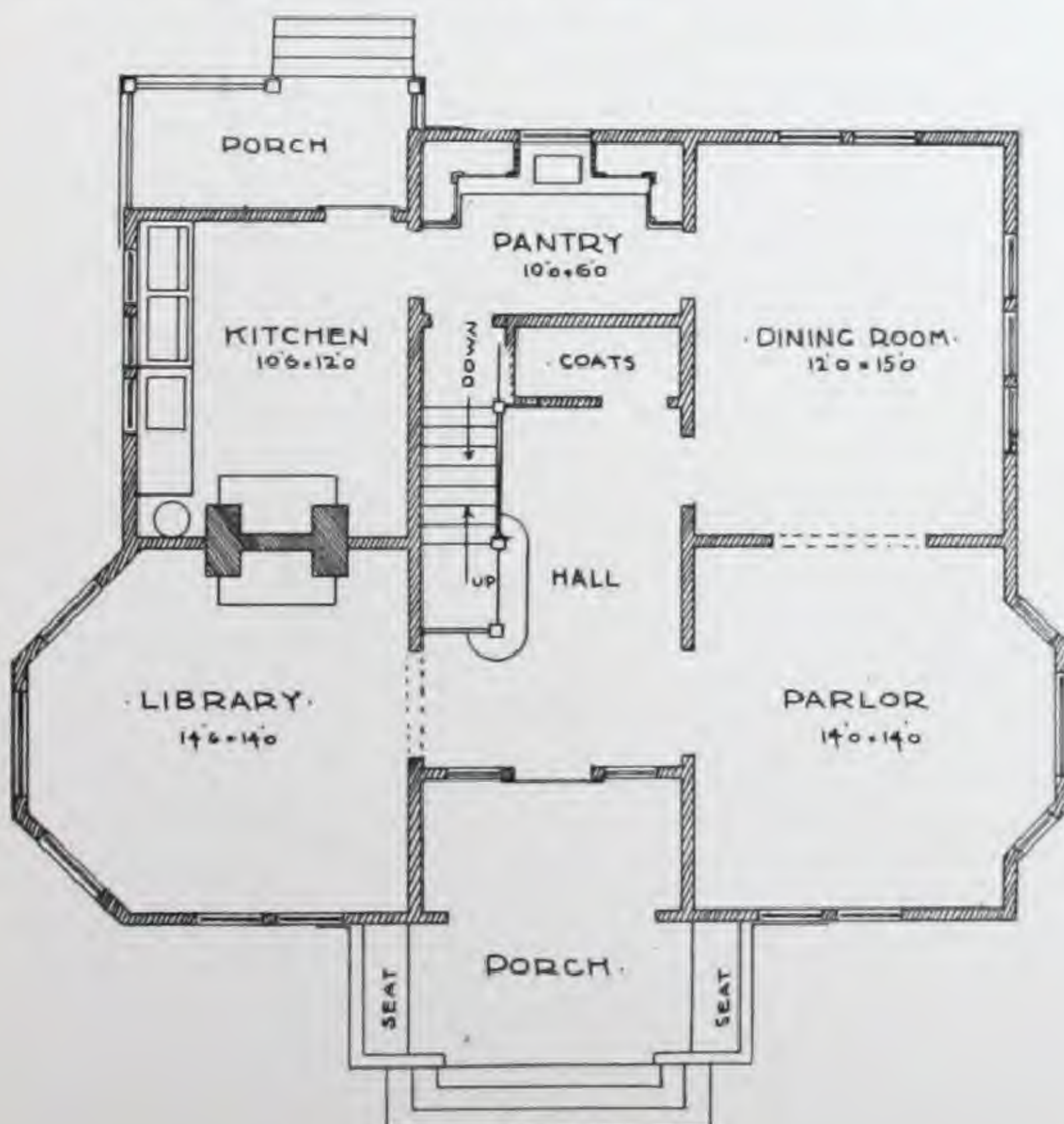
HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 10 ft.; second story, 9 ft.; attic, 7 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, stone; first story, shingles; second story, shingles; roof, shingles.

INTERIOR FINISH: Three coat plaster, hard white finish. Plaster cornices and centres in hall, parlor, dining-room and library. Soft wood flooring and trim. Main staircase, ash. Chair-rail in dining-room. Bathroom and kitchen, wainscoted. All interior woodwork grain filled, stained to suit owner and finished with hard oil varnish.



SECOND FLOOR.



FIRST FLOOR.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrances and concrete floor. Open fireplace in library. Vestibule open, but covered by projection of second story. Seats on both sides of porch. Parlor has large bay with three full height windows. Staircase is planned for easy rise to second story, and first story hall has a large hat and coat closet. Kitchen is planned to combine kitchen and laundry together, with brick-set range. Boiler and sink, which is supplied with hot and cold water. Second story has three large bedrooms, and nursery which may be turned into a bedroom. Large linen closet in second story with the required fixtures.

COST: \$3,000, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, . . . \$30.
Price of †† bill of materials, . . . 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

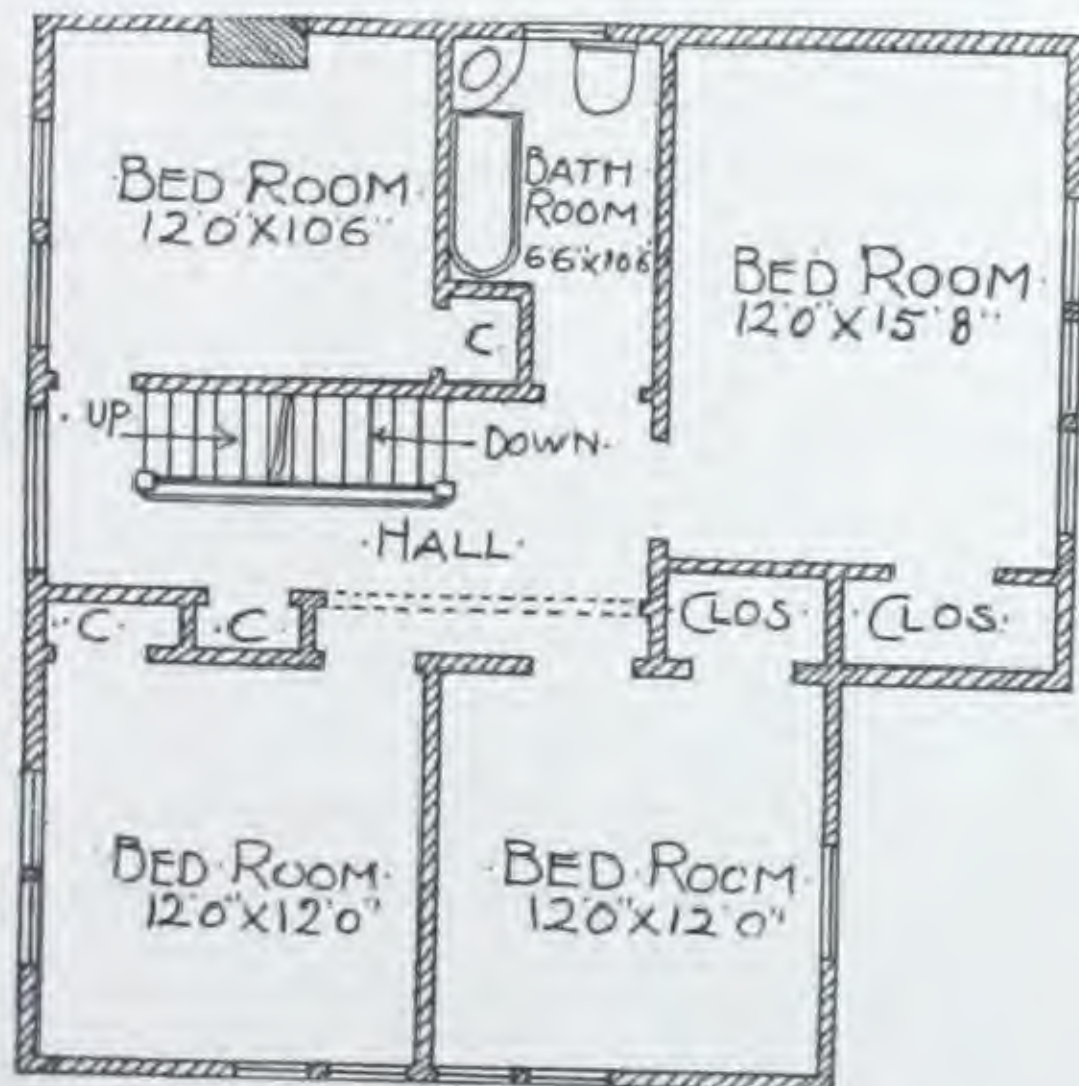
FEASIBLE MODIFICATIONS: General dimension, materials and color may be changed. Sliding door may be placed between parlor and hall and parlor and dining-room. Tubs may be transferred to cellar, where laundry could be planned. Fireplaces could be introduced between parlor and dining-room and have small arches on each side for entering the above mentioned rooms. Vestibule may be thrown into hall. Sink may be omitted in butler's pantry. Library bay may be run up one story only. Library fireplace may be omitted. Plan of staircase may be changed. Corner closets may be introduced in second story bedrooms. Two bedrooms may be finished off in attic or omitted.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

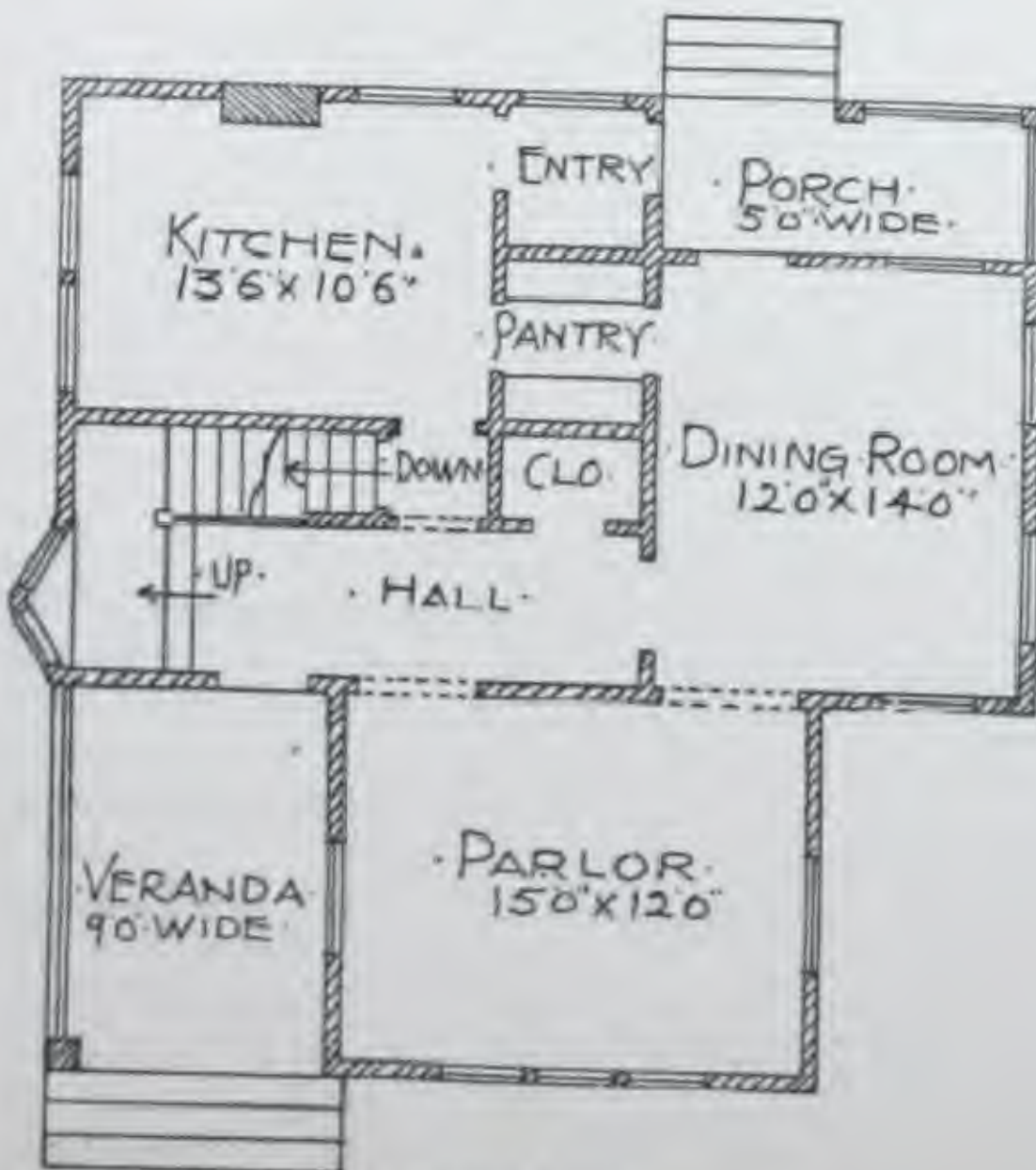
Residence, Design No. 1729



PERSPECTIVE.



SECOND FLOOR.



FIRST FLOOR.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 33 ft. 6 ins., including bay; depth, 32 ft. 7 ins.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 8 ft. 6 ins.; second story, 8 ft.; attic 7 ft.

EXTERIOR MATERIALS: Foundation, brick; first and second story and roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim, flooring and staircase, first story, oak.

COLORS: First story, dark red; second story, dark sienna; trim, white; roof, dark green.

ACCOMMODATIONS: Cellar under whole house, with inside and outside entrance and concrete floor. Bath-room, with full plumbing, in second story. Attractive staircase with bay-window seat. Coat closet in first story hall. Linen closet in second story hall. Large veranda and porch space. Wide portière openings connect main rooms and hall on first story. One room finished in attic. Deck on roof affords a pleasant outlook.

COST: \$3,000 complete. The estimate is based on † New York prices for material and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$30.

Price of †† bill of materials, 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Brick Residence, Design No. 1730

DESCRIPTION.

For explanation of all symbols (* etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 18 ft.; depth, 31 ft. 8 ins.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft. 6 ins.; second story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation and front walls, dark red brick; side and rear walls, common brick; roof, tin.

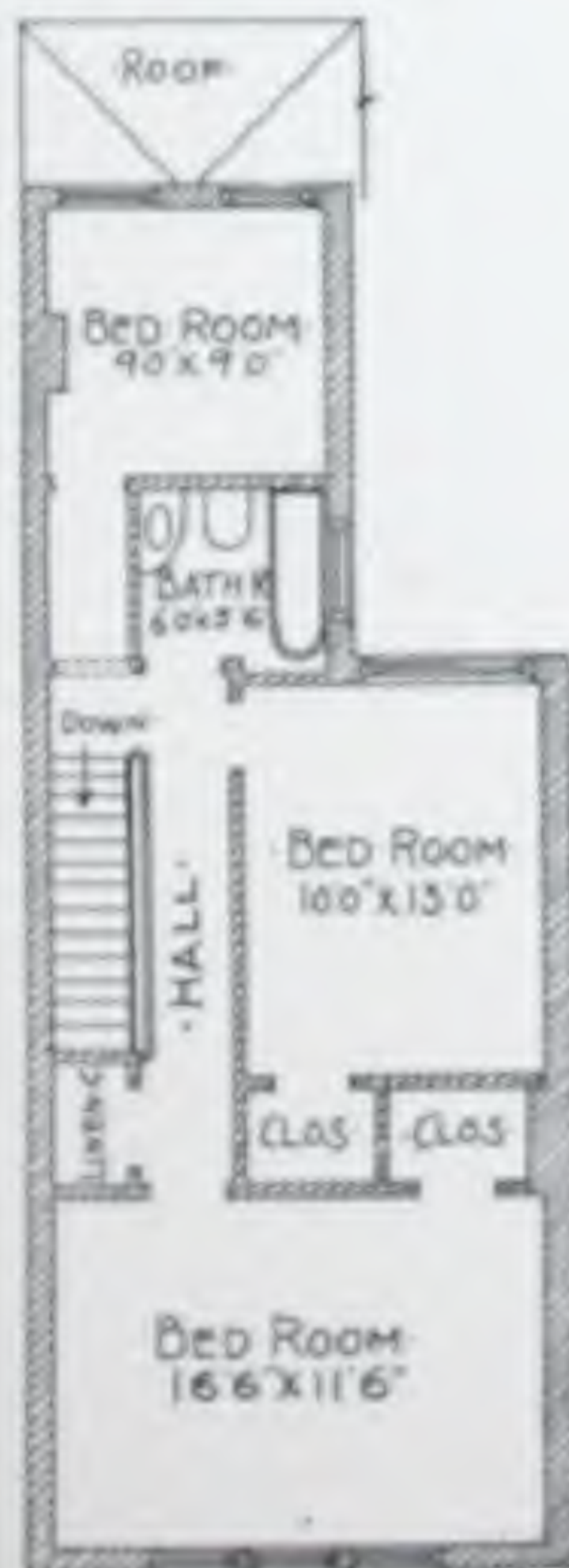
INTERIOR FINISH: Hard white plaster. Trim, cypress. Flooring, N. C. pine on first story; soft wood elsewhere. Staircase, cypress.

COLORS: Brick, red. Trim, light chocolate brown.

ACCOMMODATIONS: Cellar under whole house. Bath-room in second story. Laundry with two set tubs, at rear of kitchen. Fireplace in parlor and dining-room. House is well adapted for a narrow city lot and the front is modern in treatment. Large closets throughout. Cellar is well lit from front and rear. Sink and brick-set range in kitchen. Linen closet in second story. Air space over second story insures same against excessive heat and cold.



FIRST FLOOR.



SECOND FLOOR.



PERSPECTIVE.

COST: \$3,000, complete. The estimate is based on 1 New York prices for material and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, . . . \$30.

Price of 11 bill of material, . . . 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

NOTES.

Prices for material and labor, on which all costs of structures are based, are given in supplement page B.

Many people think it an unnecessary expense to invest in working plans, etc., that their builders can draw up plans or follow rough sketches of their own. This is a great error. It would be true economy to pay even five times as much as our charges for proper drawings, etc. Without these mistakes are sure to occur, and to rectify a slight mistake often costs much more than the cost of the plans.

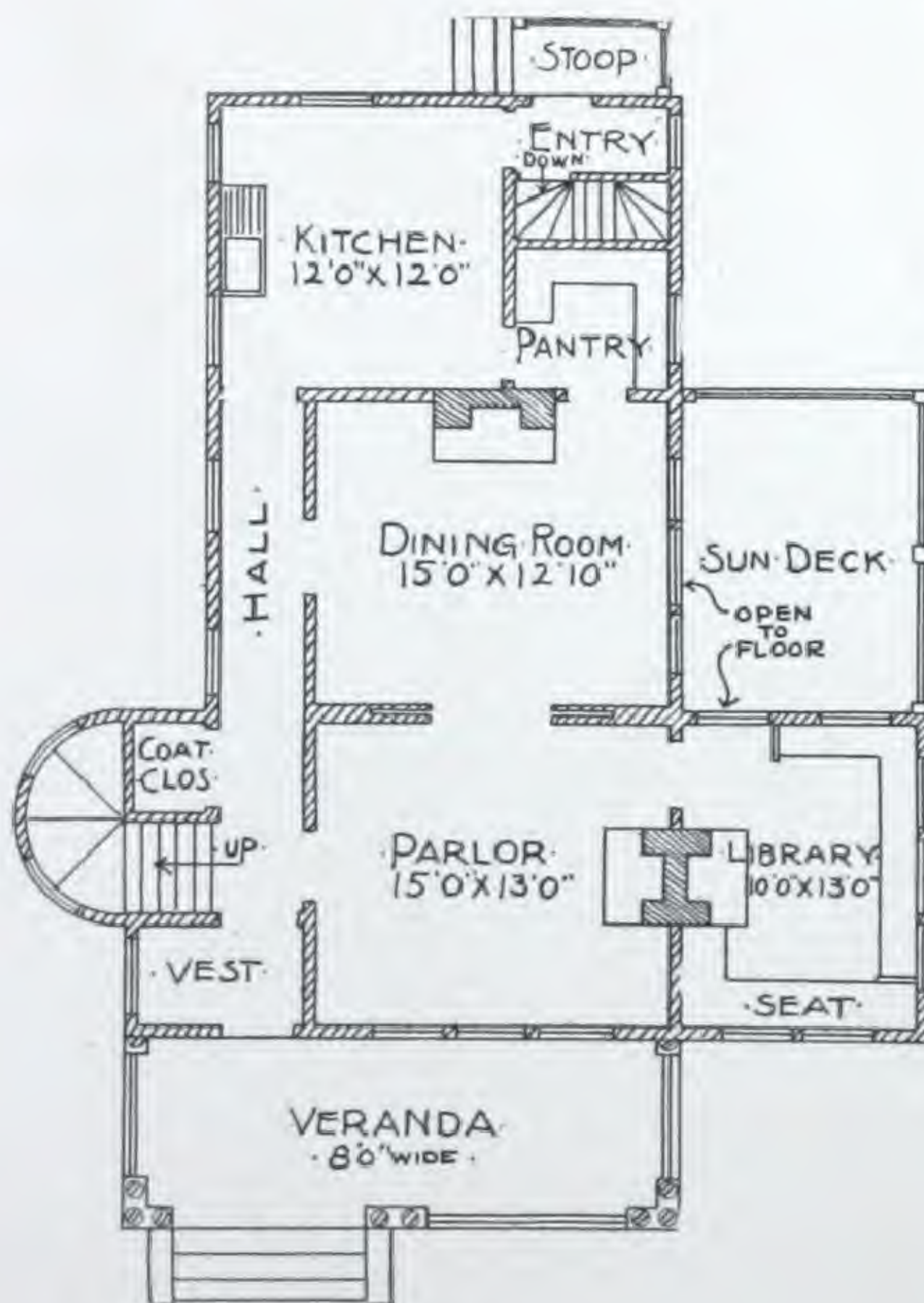
It is also impossible to get a low or correct estimate without the working plans and specifications.

Plans may be returned to us if not exactly our estimate. (For terms see supplement page B.)

Residence, Design No. 1731



PERSPECTIVE.



FIRST FLOOR.

DESCRIPTION.

For explanation of all symbols (* etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 38 ft. 6 ins.; depth, 40 ft. 6 ins., not including veranda or porch.

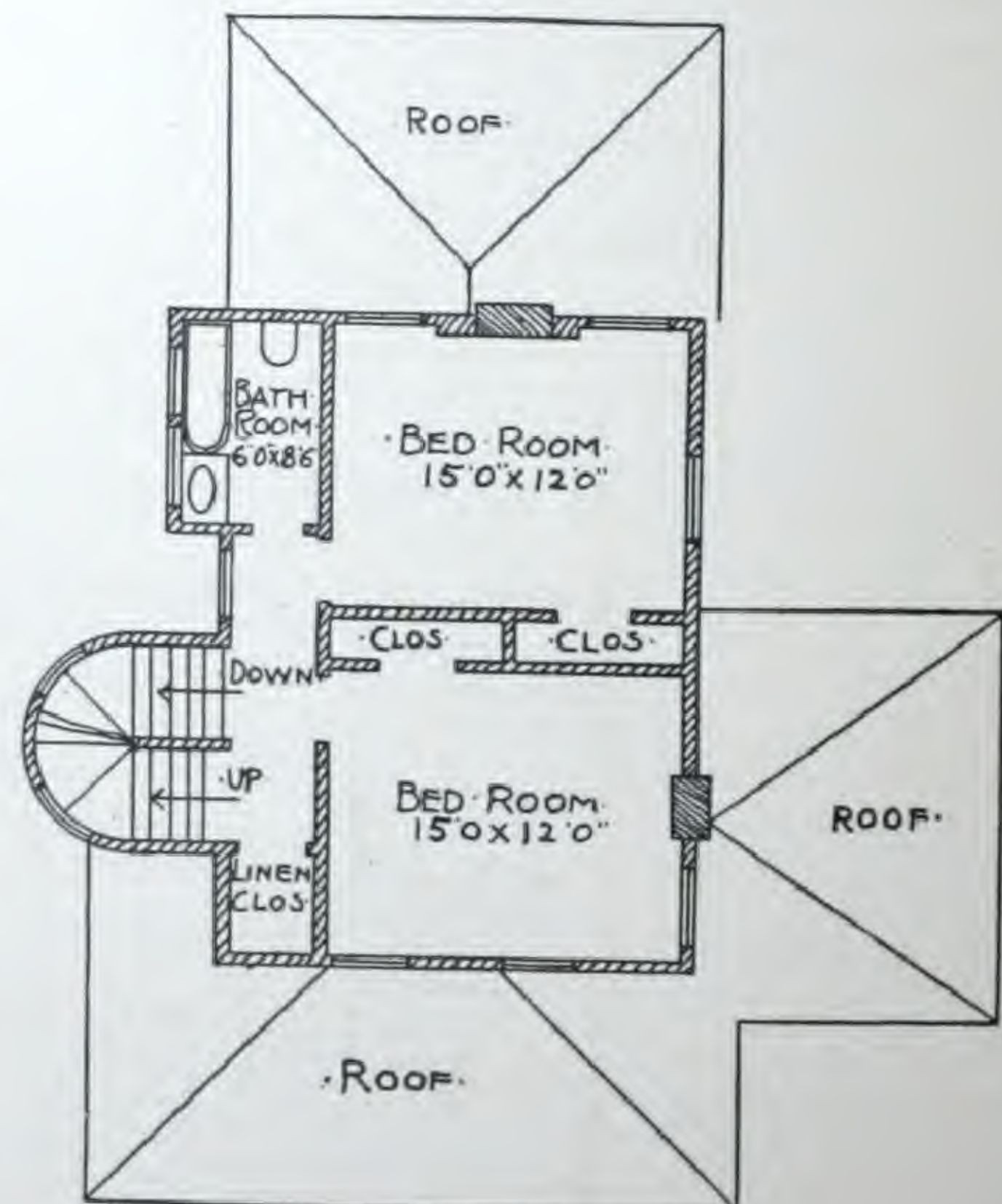
HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 ins.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, brick; first story, second story, gables and roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim and flooring, N. C. pine. Staircase, ash. Hard wood floors in first story, except kitchen.

COLORS: Side walls, dark brown. Roof left natural for weather stain. Trim, white.

ACCOMMODATIONS: Cellar under whole house except library, and has inside and outside entrance and concrete floor. House is well adapted for a seashore residence, the



SECOND FLOOR.

library and sun deck being particularly well suited to such a location. Staircase tower is an attractive feature. Bath-room in second story. Two finished rooms in attic. Fireplace in parlor, library and dining-room. Linen closet in second story hall. Large pantry and ample closet space.

COST: \$3,000, complete. The estimate is based on New York prices for material and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, . . . \$30.

Price of full bill of materials, . . . 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address: "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Hotel, Design No. 1670



PERSPECTIVE.

DESCRIPTION.

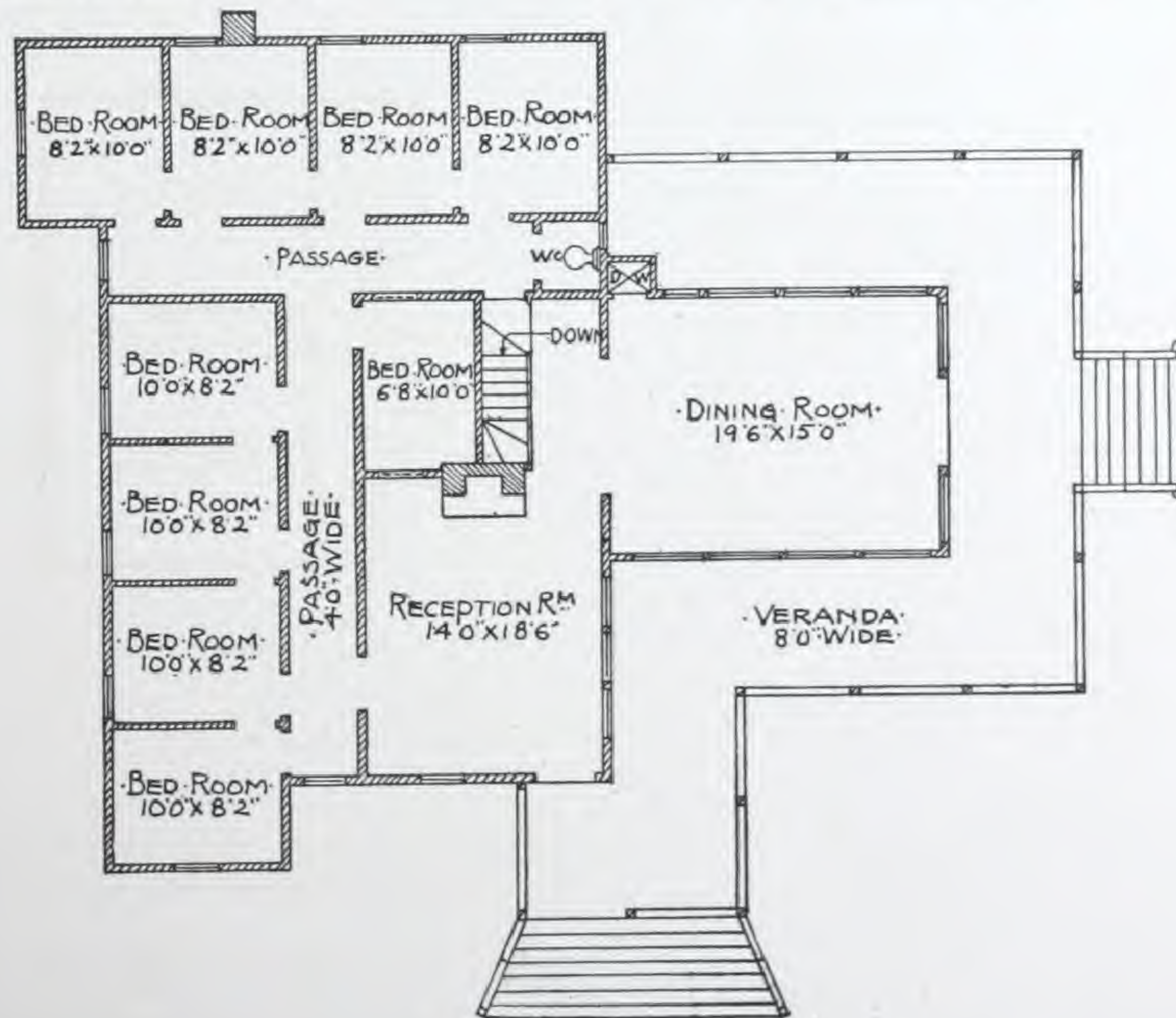
For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Depth, including veranda, 58 ft.; width over all, 49 ft. 8 ins.

HEIGHTS OF STORIES: Basement, 8 ft. 6 ins.; first story, 9 ft.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plan. Main dining-room supported on posts, basement under balance of building. Dumb-waiter from basement to first story. Kitchen, servants' dining-room, storage, etc., in basement. Water closets in basement and in first story. Two wash-tubs, sink and range in kitchen. This design is well suited for a seaside hotel and restaurant.

COST: \$3,000, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.



FIRST FLOOR.

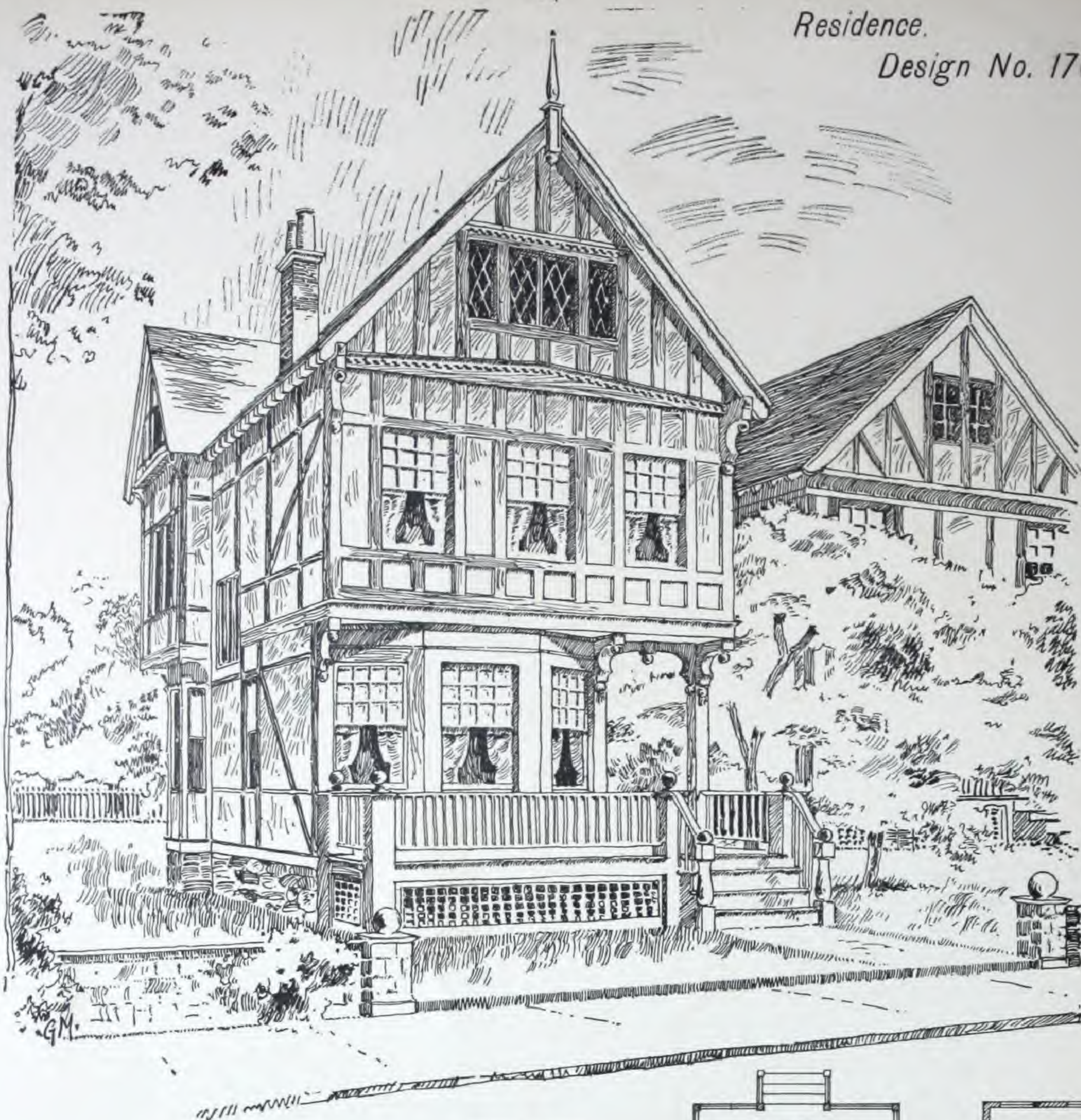
EXTERIOR MATERIALS: Basement, brick; first story, gables and roof shingles.

INTERIOR FINISH: Hard white plaster, except on ceilings of reception-room and dining-room, which are finished with N. C. pine boards and exposed joists. All trim, stairs and floor in first story, N. C. pine; basement floor, spruce. Mantel in reception-room, red brick.

Price of working plans, specifications, detail drawings and * license to build, \$30.
Price of † bill of materials, 10.

The price for a modified design is greater, varying according to the changes required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Width, through dining-room, 19 ft.; depth, including veranda, 61 ft. 6 ins.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, stone; first and second story wall and gables, cement panels; roof, shingles.

INTERIOR FINISH: Three coat plaster, hard white finish. Floor in first story, N. C. pine; in second story, soft wood. Ash staircase. Trim in parlor, soft wood painted; elsewhere, cypress.

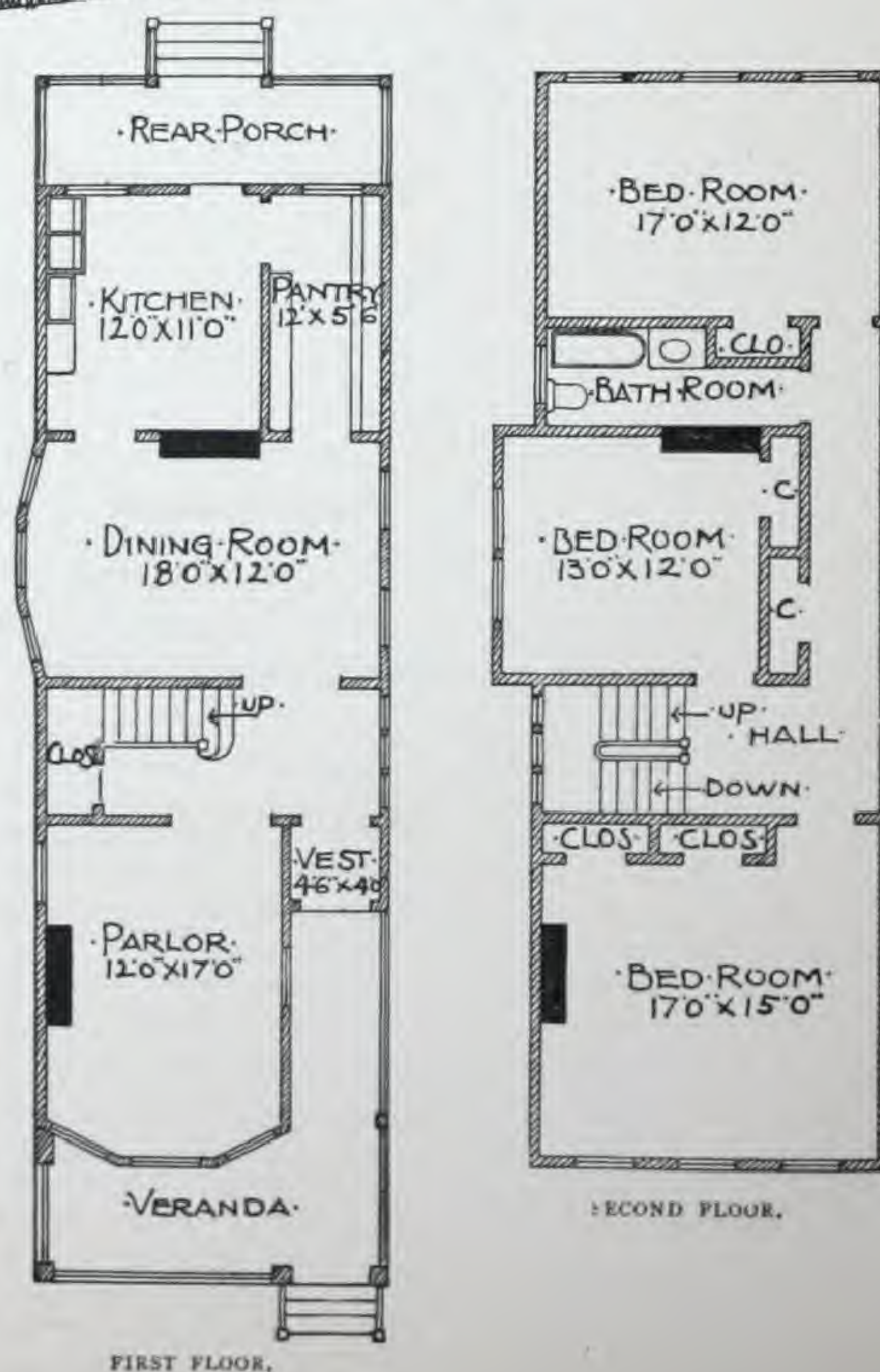
COLORS: Panels, gray. Panel stiles, dark brown. Sashes, red. Roof, shingles, left natural for weather stains.

ACCOMMODATIONS: The rooms, closets, etc., are shown by the floor plans. Large veranda in front and at rear of house. Bath-room, with full plumbing, in second story. All rooms have large closets. Large butler's pantry with dressers, between kitchen and dining-room. Portable range in kitchen, also tubs and sink. Cellar under whole house. Large and attractive rooms.

COST: \$3,000, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, . . . \$30.
Price of †† bill of materials, . . . 10.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



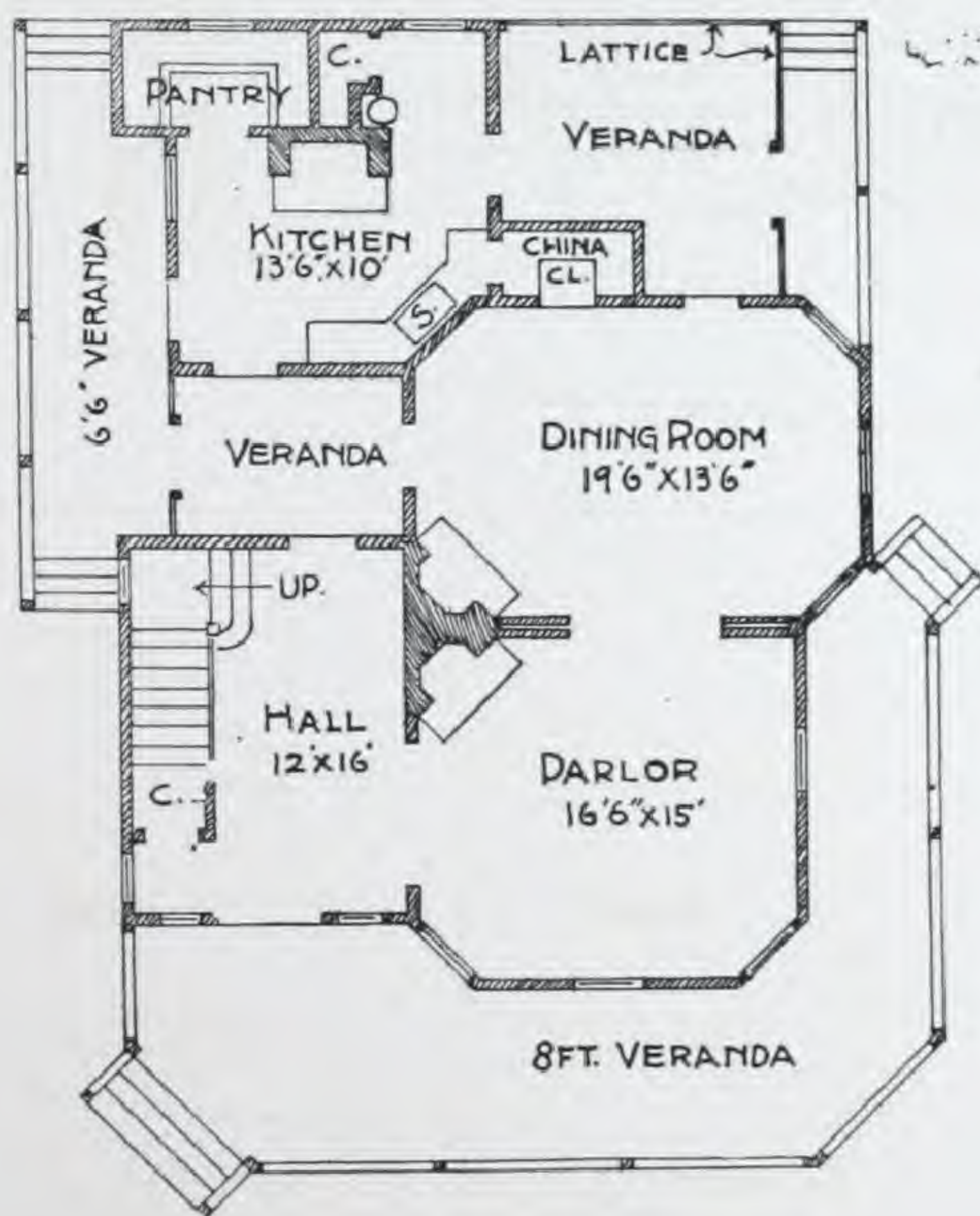
FIRST FLOOR.

SECOND FLOOR.

Residence, Design No. 1668



PERSPECTIVE.



FIRST FLOOR.

DESCRIPTION.

For explanation of all symbols (* + etc.) see supplement page B.

GENERAL DIMENSIONS: Width through dining-room and veranda, 37 ft. 2 ins.; extreme depth, including veranda, 50 ft.

HEIGHTS OF STORIES: First and second stories, 10 ft.

EXTERIOR MATERIALS: Foundation, brick piers; all walls and roof, shingles.

INTERIOR FINISH: Hard white plaster. Plaster centres in hall, dining-room and parlor. All floors and trim, hard pine. Staircase, ash. Kitchen and bath-room, wainscoted. Dining-room wainscoted and paneled. Picture moulding in parlor, dining-room and hall.

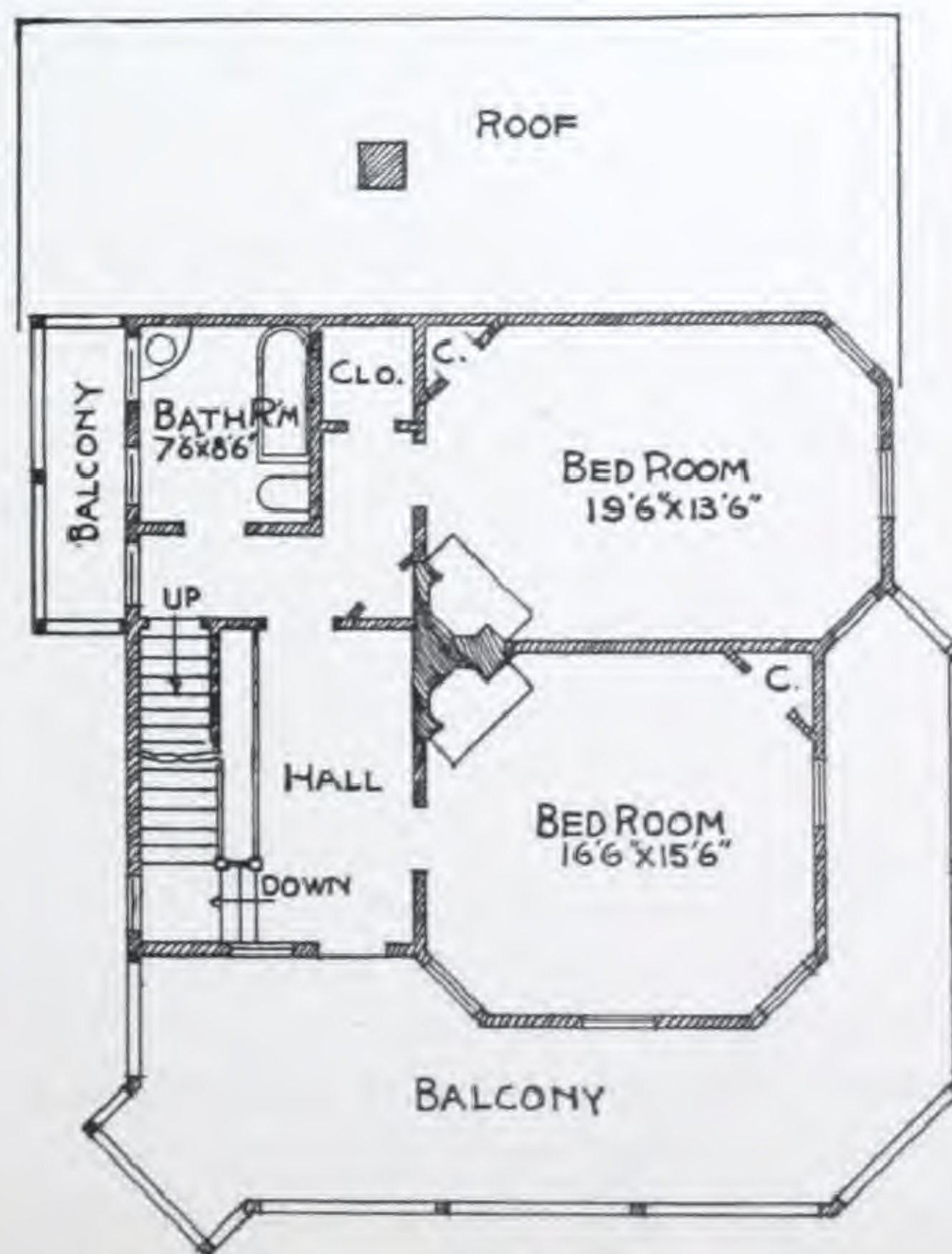
COLORS: Shingles on side walls, stained silver gray. Shingles on roofs, dull red. Trim, veranda and tower rails, etc., dark gray; sashes, red.

ACCOMMODATIONS: The rooms and their sizes, closets, etc., are shown by the floor plans. No cellar. Attic floored, but otherwise unfinished. Open fireplace in parlor, dining-room and two bedrooms. Brick-set range, boiler and sink in kitchen. Dish-pass between kitchen and china closet in dining-room. Bath-room, with full plumbing, in second story. Large balcony in second story, with door from hall opening onto same. Rear veranda enclosed with lattice. This residence is particularly suited for the seashore or suburbs.

COST: \$3,000 complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, detail drawings, etc.,	\$30.
Price of †† bill of materials,	10.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



SECOND FLOOR.

Residence, Design No. 1703



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 20 ft.; depth, not including veranda or stoop, 56 ft. 6 ins.

HEIGHTS OF STORIES: Cellar, 8 ft.; first story, 9 ft. 6 ins.; second story, 8 ft. 6 ins.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation and porch enclosure, brick; first and second stories, shingles and clapboards; roofs, shingles.

INTERIOR FINISH: Hard white plaster. Plaster cornice and centre in parlor, dining-room and first story hall. Floor in first and second stories, N. C. pine. Trim, white wood. Stairs, white pine. Attractive portière openings leading to hall.

COLORS: Clapboards, yellow. Trim and sashes, white. All shingles left natural for weather stain. Blinds, green.

ACCOMMODATIONS: The arrangement of rooms, closets, etc., is shown by the floor plans. Cellar under whole house except kitchen, with inside and outside entrance and concrete floor. Range, tubs, sink and boiler in kitchen. Open fireplace in parlor. One room finished in attic; balance floored for storage purposes. Linen closet in second story hall. Bath-room, with complete plumbing, in second story. Balcony opening off large front bedroom. China closet in dining-room. Elevation shows house arranged as double house. Arranged thus the cost would be slightly less than twice the price of one house and a very attractive exterior would be the result.

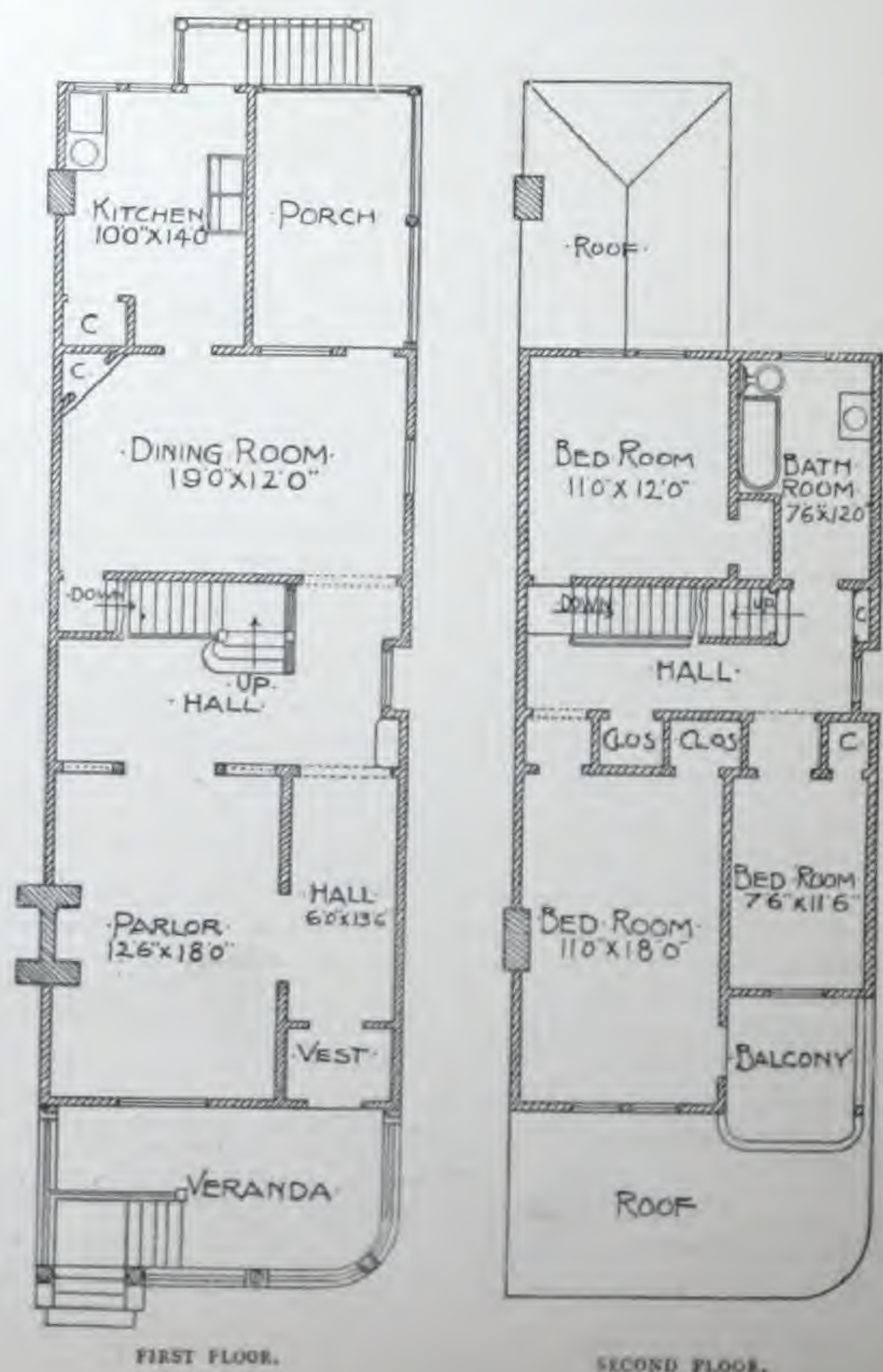
COST: \$3,200. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$30.

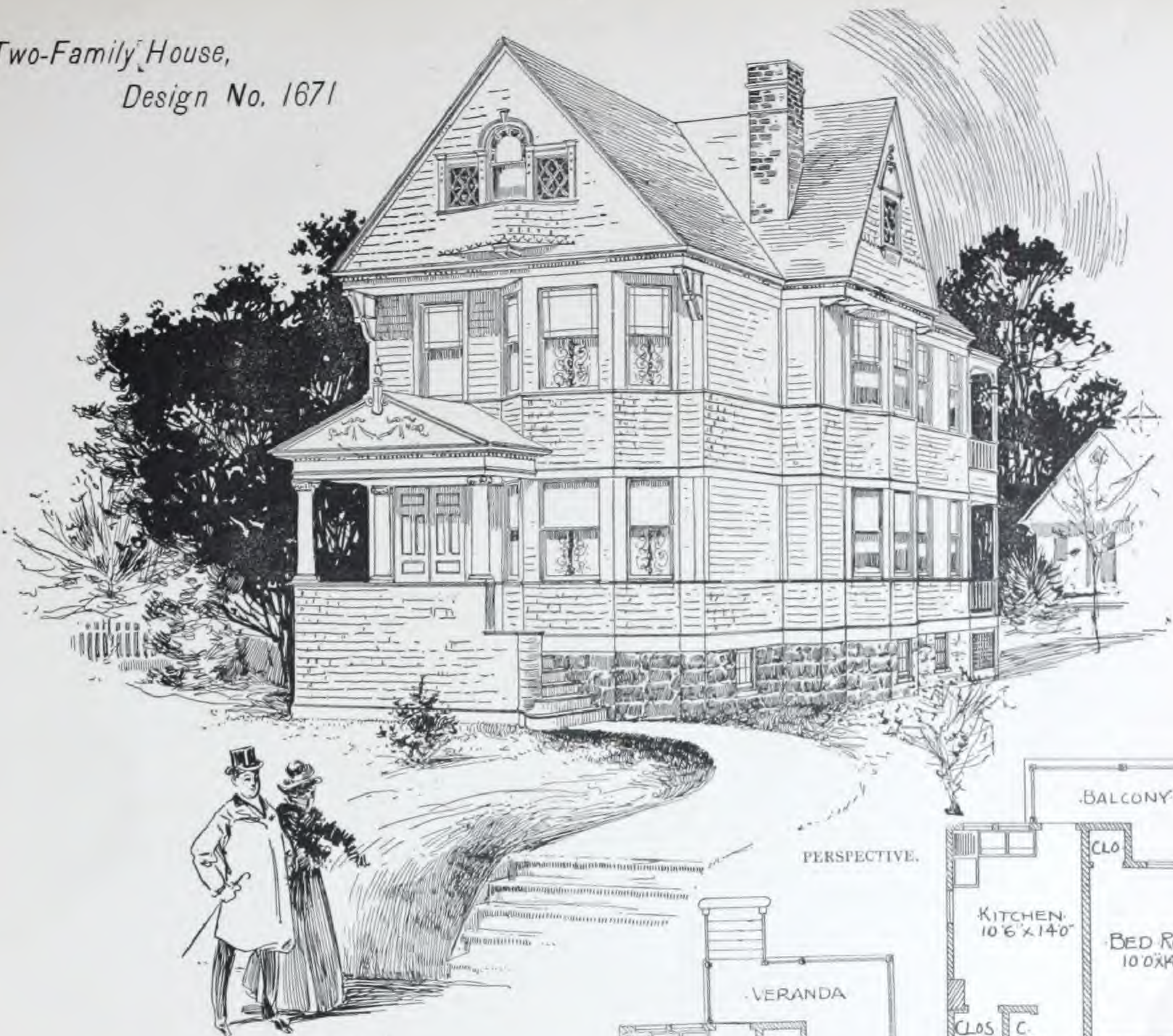
Price of †† bill of materials, 10.

Cost of house arranged as shown in elevation, and price of plans, etc., will be made known upon application to the architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



Two-Family House,
Design No. 1671



DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 24 ft.; depth, not including veranda or porch, 49 ft. 6 ins.

HEIGHTS OF STORIES: Cellar, 6 ft. 6 ins.; first story, 9 ft.; second story, 9 ft.

EXTERIOR MATERIALS: Foundation, stone; first and second stories, clapboards and shingle bands; gables and roofs, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish. Plaster centres in parlors, dining-rooms and first story hall. Wood cornice in parlors, dining-rooms and first story hall. Brick mantels in parlors. Wood mantels in dining-rooms. First and second story floors, N. C. pine. Attic floor, spruce. Trim and stairs, white wood stained to suit. Kitchens and bath-rooms, wainscoted.

COLORS: Clapboards, light sandstone. Trim, white. Shingled bands, etc., dark sandstone. Roofs left natural for weather stain. Sashes, red.

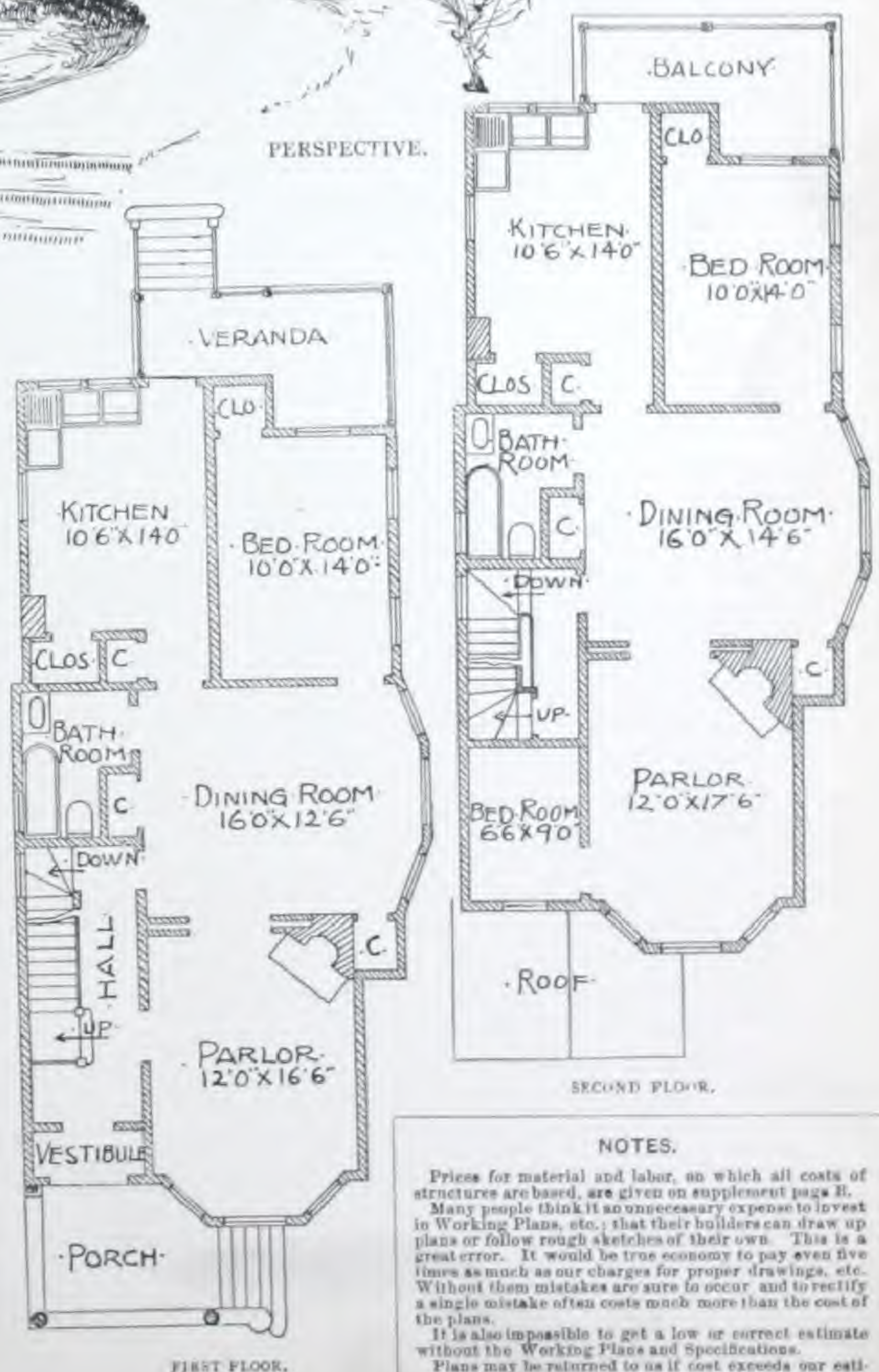
ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrances and concrete floor. Open fireplace in each parlor. Sliding doors connect parlors with dining-rooms. Two bath-rooms, with complete plumbing. Portable range, sink and two stationary tubs in each kitchen. Attic floored for storage purposes.

COST: \$3,200, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, detail drawings and
• license to build, \$30.

Price of †† bill of materials, 10.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects,
203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



Residence, Design No. 1672



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 22 ft.; depth, not including veranda or porch, 46 ft. 6 ins.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft. 6 ins.; second story, 9 ft.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story, gables and roof, shingles.

INTERIOR FINISH: Hard white plaster. Plaster centres in parlor, library and dining-room. Soft wood flooring and trim. Picture moulding in principal rooms. Kitchen and bath-room wainscoted.

COLORS: First story, light brown. Shingles on side walls, oiled. Shingles on roof, stained dark brown. Trim and blinds, Venetian red. Sashes, white. Veranda floor, brown.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrance. Attic floored for storage. Open fire-place in dining-room and library. Portable range and sink in kitchen. Large dresser in butler's pantry. Bath-room in second story, containing full plumbing. The large front bedroom is particularly attractive, with its bay window and seat.

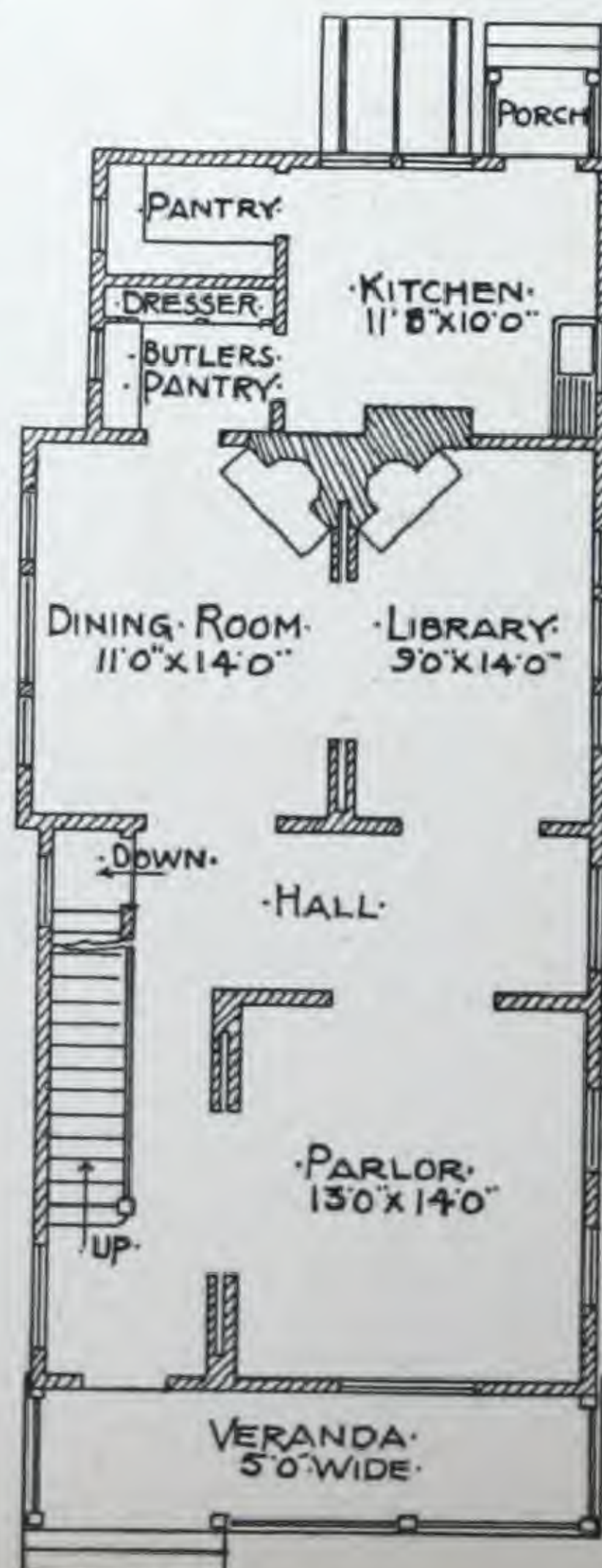
COST: \$3,250, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings and * license to build, \$30.

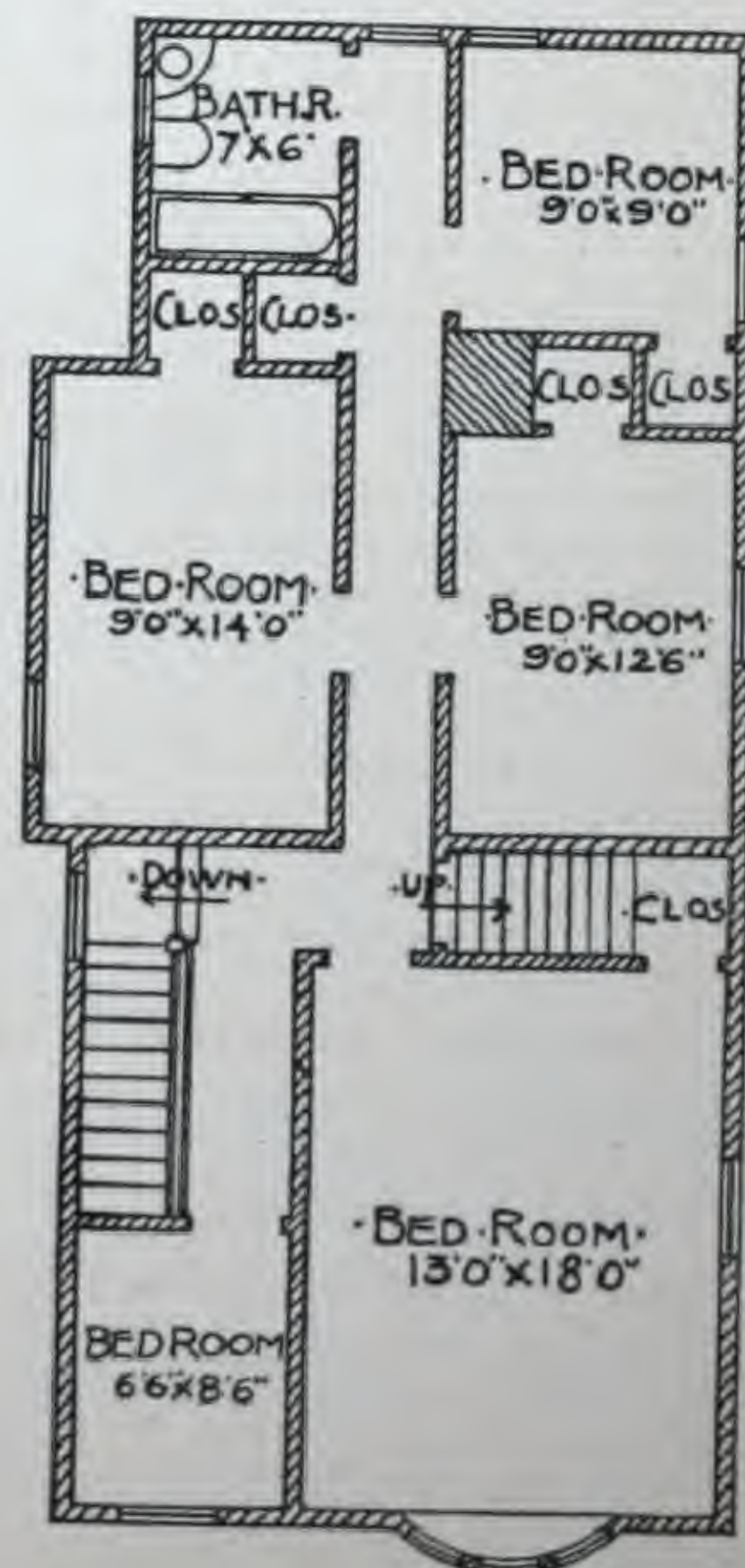
Price of †† bill of materials, 10.

The price for a modified design is greater, varying according to the desired changes and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



FIRST FLOOR.



SECOND FLOOR.

Residence, Design No. 1673



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

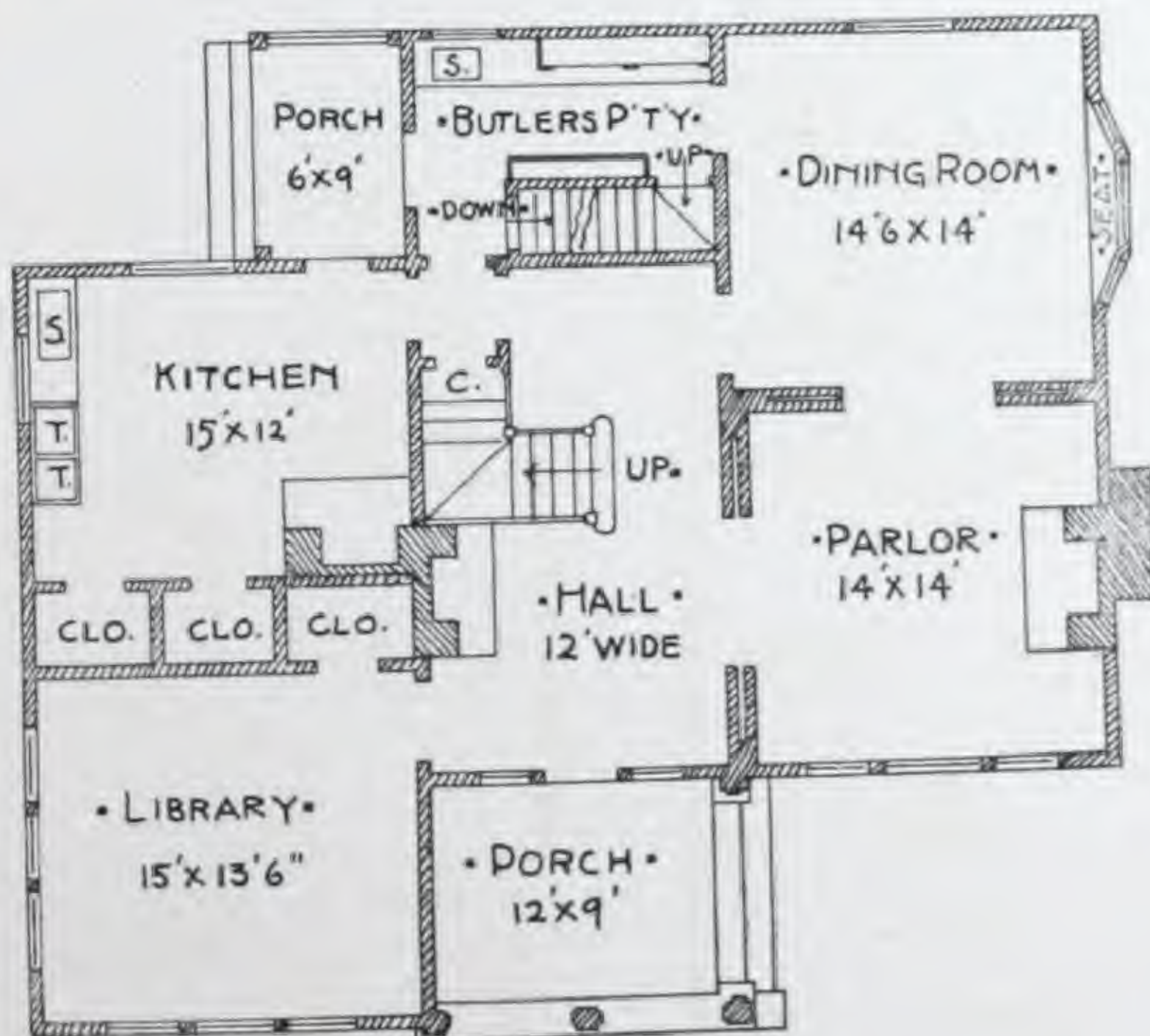
GENERAL DIMENSIONS: Width, 43 ft. 6 ins.; depth, including porch, 40 ft.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation and porch enclosure, stone; first and second stories, gables and roof, shingles.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under half of house, with inside and outside entrance and concrete floor. Open fireplace in parlor and hall. Brick-set range in kitchen. Kitchen also contains sink and two wash-tubs. Butler's pantry contains sink and two dressers. Rear stairs to second story from butler's pantry. Bath-room in second story with full plumbing. One finished room in attic.

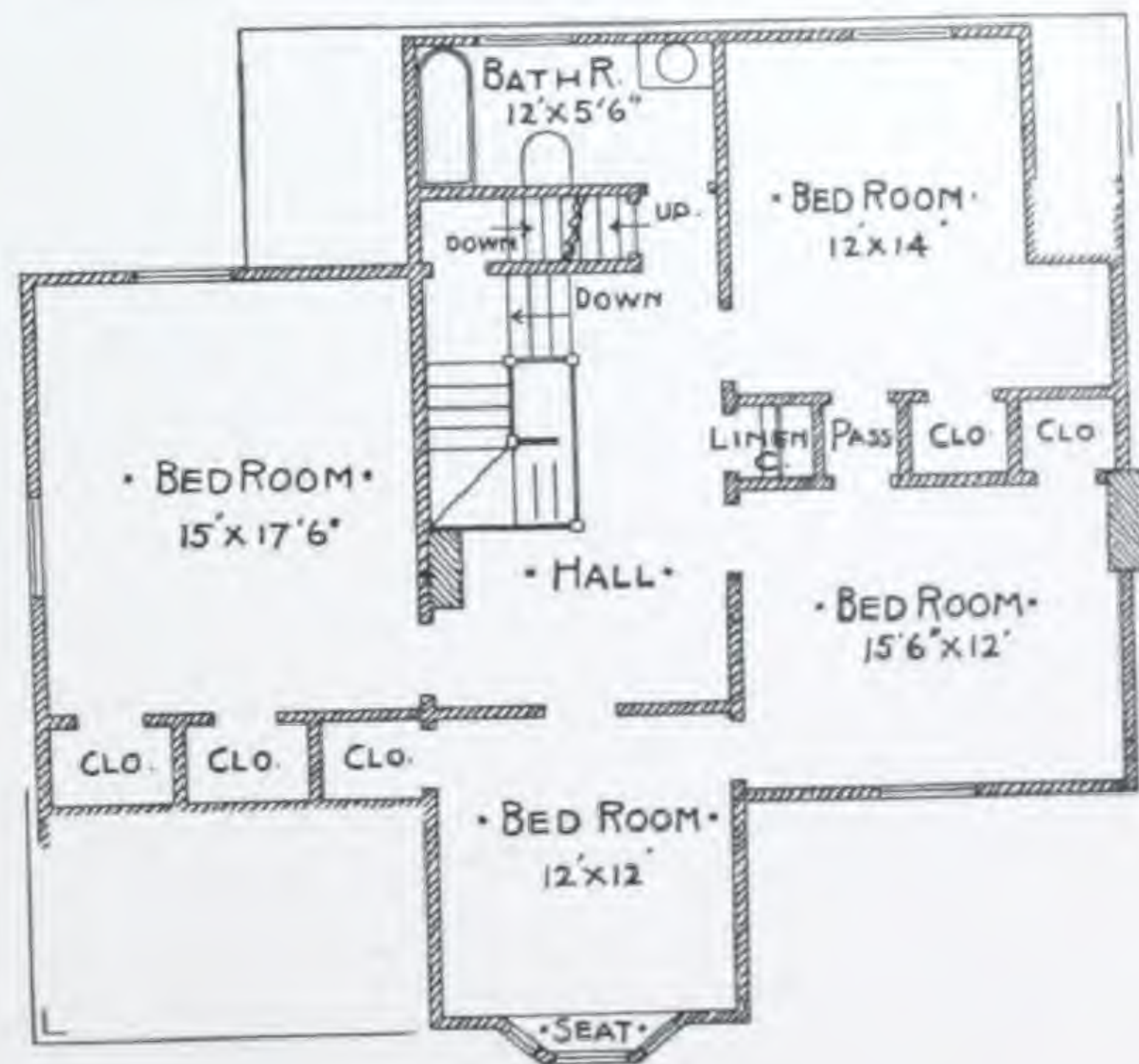
COST: \$3,400 complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.



FIRST FLOOR.

INTERIOR FINISH: Hard white plaster. Plaster centres in parlor, library, dining-room and main hall. Floor in library, dining-room and main hall, oak; balance of floors, white pine. Trim in parlor, painted white; trim in hall and dining-room, oak; library, cypress; kitchen and second story, yellow pine. Paneled oak wainscot in hall. Picture moulding in principal rooms and hall. Chair-rail in dining-room.

COLORS: All shingles left natural for weather stain. Trim, mouldings and sashes, buff; veranda floor, buff; ceiling, oiled.



SECOND FLOOR.

Price of working plans, specifications and detail drawings, \$35.

Price of † bill of materials, 10.

The price for a modified design is greater, varying according to the changes desired and will be made known upon application to the Architects.

Address, "Co-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1704



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 35 ft. 8 ins.; depth, not including veranda, 43 ft. 6 ins.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft. 6 ins.; second story, 8 ft.

EXTERIOR MATERIALS: Foundations, stone and brick; first and second stories, clapboards; gables and roofs, shingles.

INTERIOR FINISH: Hard white plaster. Flooring, N. C. pine. Soft wood trim. Oak newels and balusters on staircase. Interior woodwork finished with hard oil and stained to suit owner.

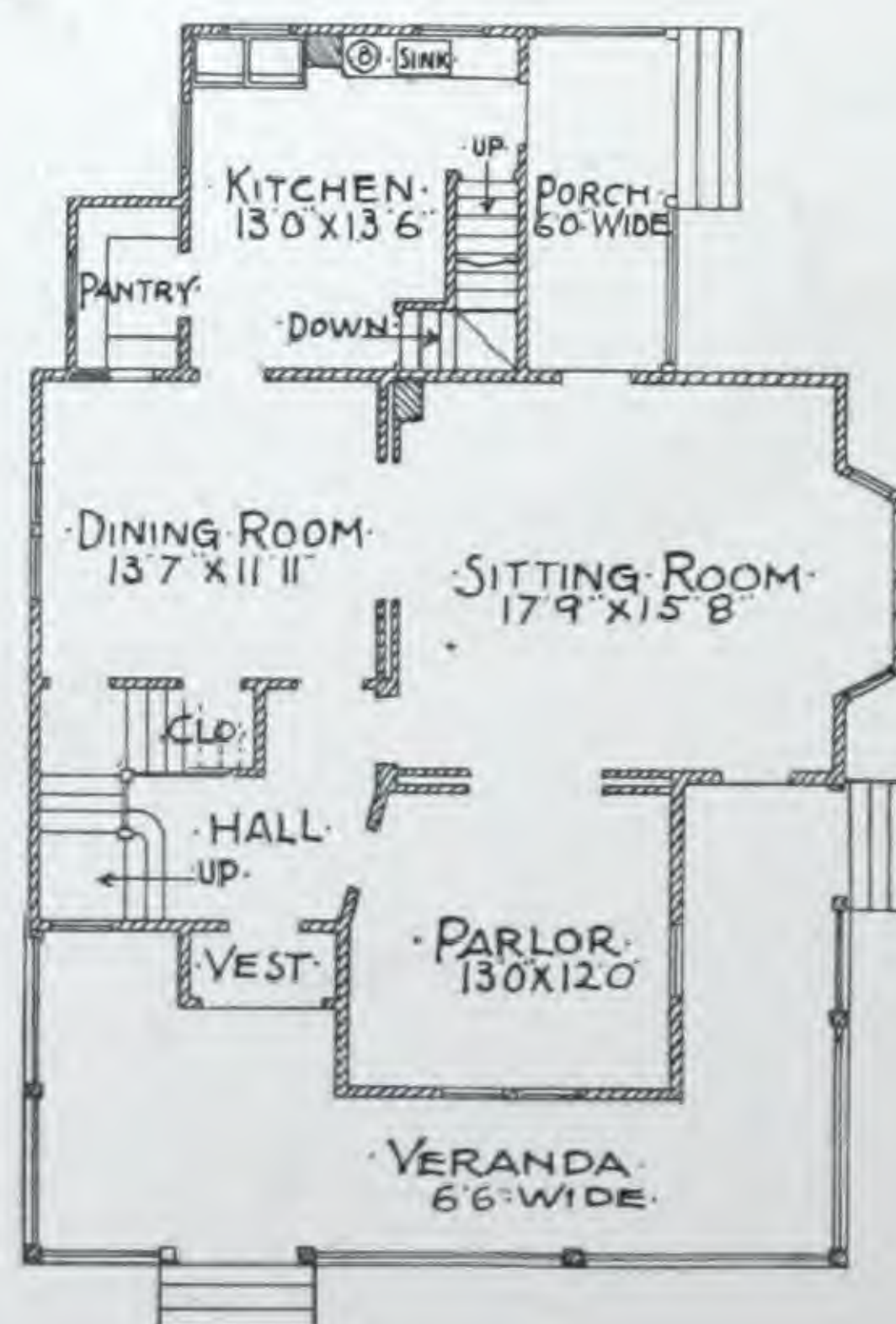
COLORS: Clapboards, gray. All wall shingles left natural. Trim, cornices, veranda posts, rails, balusters and all mouldings, white. Sashes, white. Veranda floor and ceiling, oiled. Outside doors finished with hard oil. Roof shingles dipped and brush-coated moss green stain.

ACCOMMODATIONS: The arrangement of rooms, closets, etc., is shown by the floor plans. Cellar under whole house, with inside and outside entrance and concrete floor. Sliding doors connect parlor, sitting-room and dining-room. Sink, tubs, range and boiler in kitchen. Full plumbing in bath-room. Closets under main stairs. Large pantry off kitchen. Slide between kitchen, pantry and dining room. Attractive staircase. Back staircase from cellar to second story. Extensive verandas. Attic unfinished.

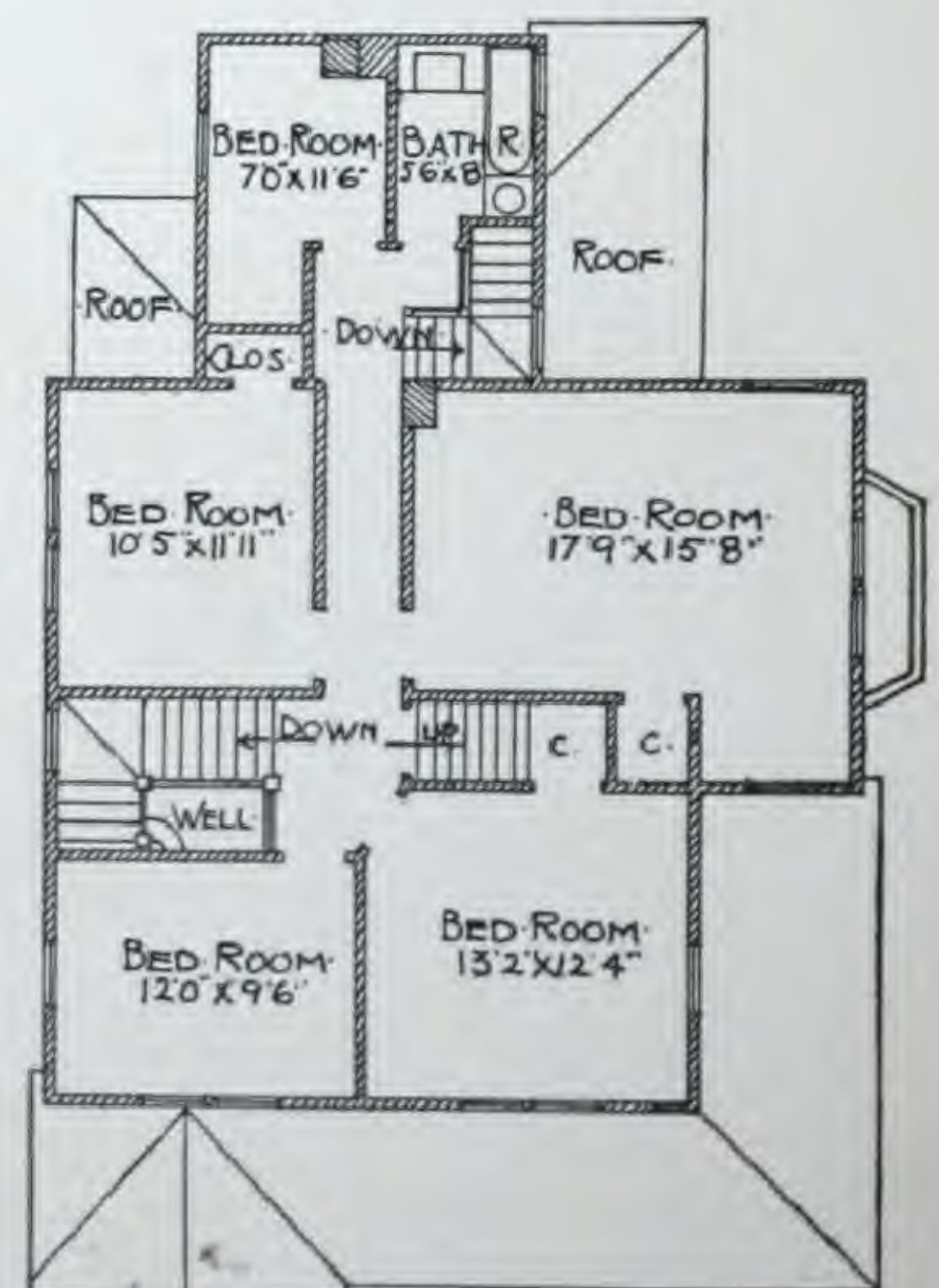
COST: \$3,400, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, detail drawings, etc. \$35.

Price of †† bill of materials, 10.



FIRST FLOOR.



SECOND FLOOR.

The price of plans for a modified design is greater, according to the alterations required, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1771



DESCRIPTION.

PERSPECTIVE.

For explanation of all symbols (* etc.) see supplement page B.

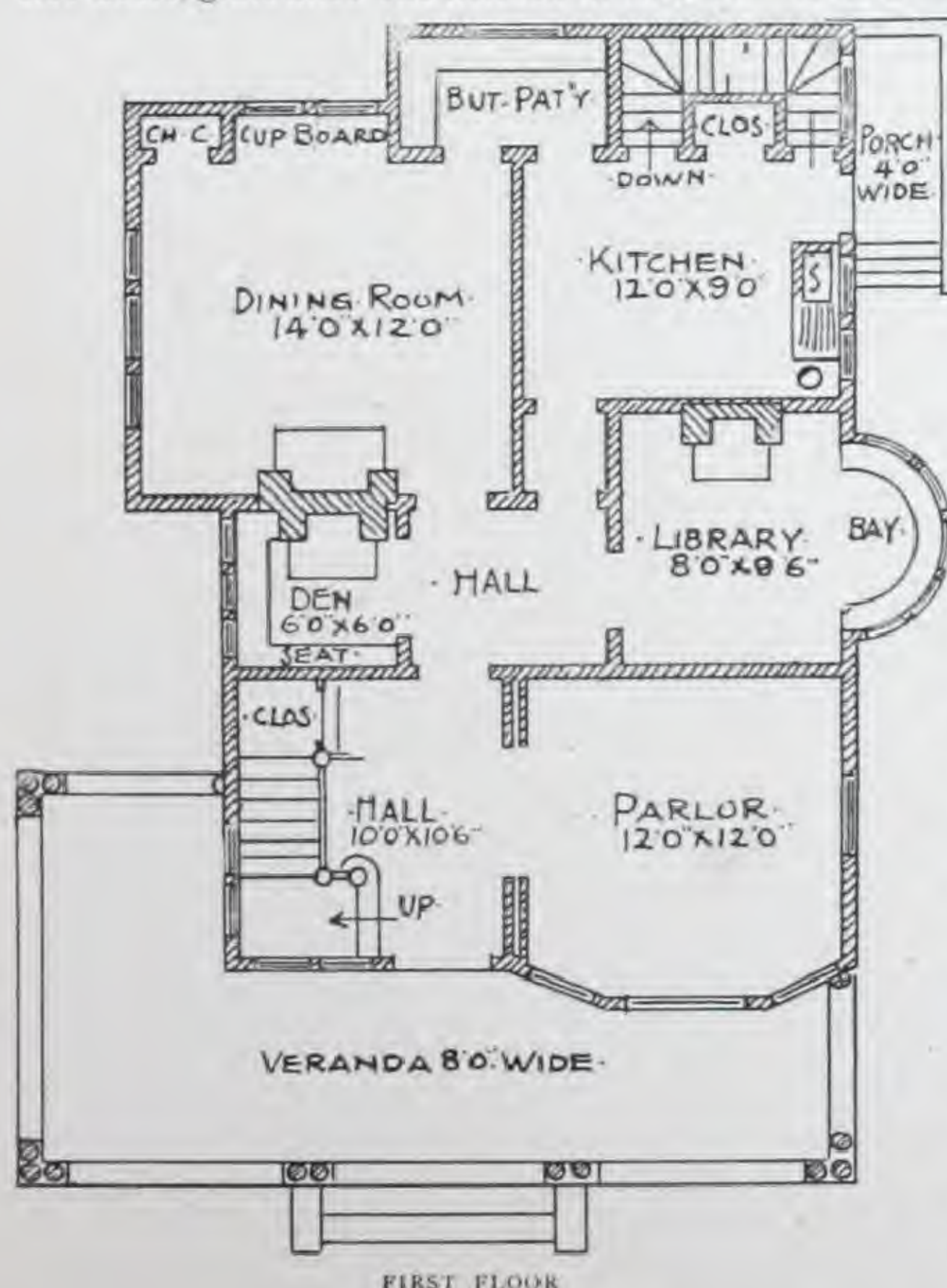
GENERAL DIMENSIONS: Extreme width, 31 ft. 6 ins., not including veranda or porch; depth, 36 ft. 6 ins., not including veranda or porch.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 10 ft.; second story, 9 ft.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, brick; first story, shingles; second story, shingles; roof, shingles.

INTERIOR FINISH: Three coat plaster, hard white finish. Plaster centres in hall, parlor, library and dining-room. Soft wood flooring and trim, except dining-room and hall, which is of oak. Kitchen, pantry and bath-room, wainscoted. Main staircase, oak. Chair-rail in dining-room. Panel backs under windows in parlor. All interior woodwork grain filled and finished in hard oil varnish.

COLORS: Shingling on side walls stained burnt sienna. Trim, including cornices, casings, etc., white. Roof shingles left natural for weather stain. Piazza floor and ceiling, also outside doors, grain filled and finished in hard oil. Outside blind, dark green.



FIRST FLOOR

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrances and concrete floor. Two good-sized rooms and hall finished off in attic. Double sliding doors connect hall and parlor. Open fireplaces in library, dining-room and den. Box seat in den with seat fastened with hinges and may be raised when necessary for storage of books, papers, etc. Portable range, sink and boiler in kitchen. Laundry in cellar with two composition tubs. Cold storage room in cellar. The staircase is of neat design, with easy rise to all steps. Den is set off in one corner of hall proper and has an arch opening into it supported by columns. Large pantry connecting kitchen and dining-room, with dresser underneath, also counter shelf projecting 18 ins. from wall, and room underneath for flour and potato barrels. Dining-room has a place built specially for sideboard with china closet adjoining. The house has two separate staircases, one for servants and one for family use. Bath-room, with full plumbing, in second story. Linen closet in second story hall.

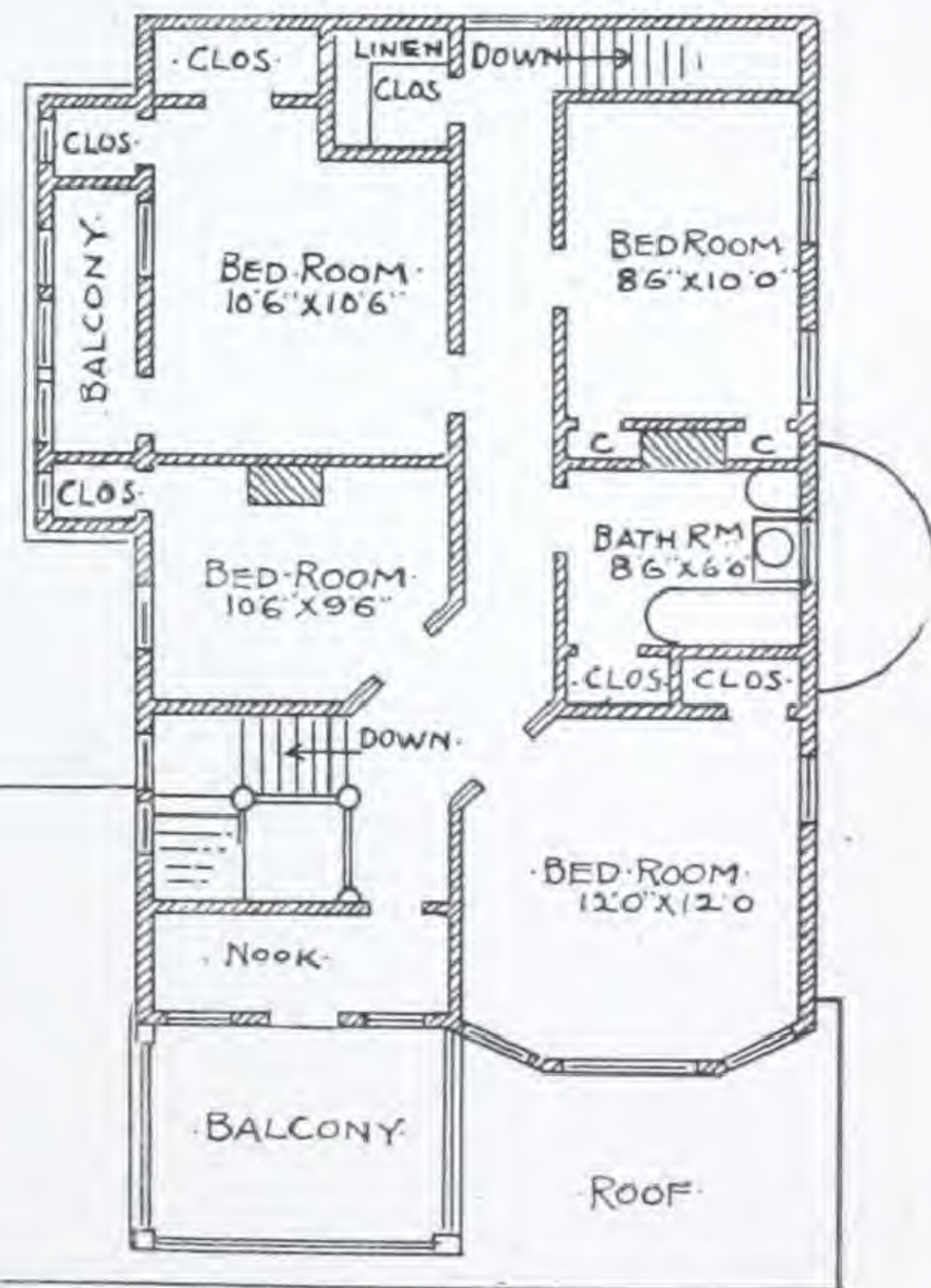
COST: \$3,500, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$35.

Price of †† bill of materials, 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. If heating apparatus is to be used one chimney will suffice. Piazza may be continued around side of house same as shown on other side elevation. Brick-set range may be introduced in kitchen. Positions of fireplaces may be replanned. Portière opening may be introduced between parlor and library. Laundry may be omitted in cellar and two tubs introduced in kitchen.



SECOND FLOOR.

Residence, Design No. 1705



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 28 ft. 6 ins.; depth, including veranda, 49 ft.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, brick; first and second stories and roof, shingles.

INTERIOR FINISH: Three coat plaster, hard white finish. Staircase, ash. Hall and parlor finished in ash; dining-room in white wood stained antique oak. Balance of house, N. C. pine. Yellow pine floor, also picture moulding, in principal first story rooms. Flooring in balance of house, soft wood.

COLORS: All shingles left natural for weather stain. Trim, cornices, veranda columns and sashes, light buff. Veranda floor, light brown; veranda ceiling, oiled.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrance and concrete floor. Open fireplace in library and dining-room. Brick set range in kitchen. Rear stairs to second story from kitchen. Bath-room in second story, with full plumbing. One finished room in attic. Space for refrigerator near back entrance. Mantel breast in parlor. Wide portiere openings connecting rooms.

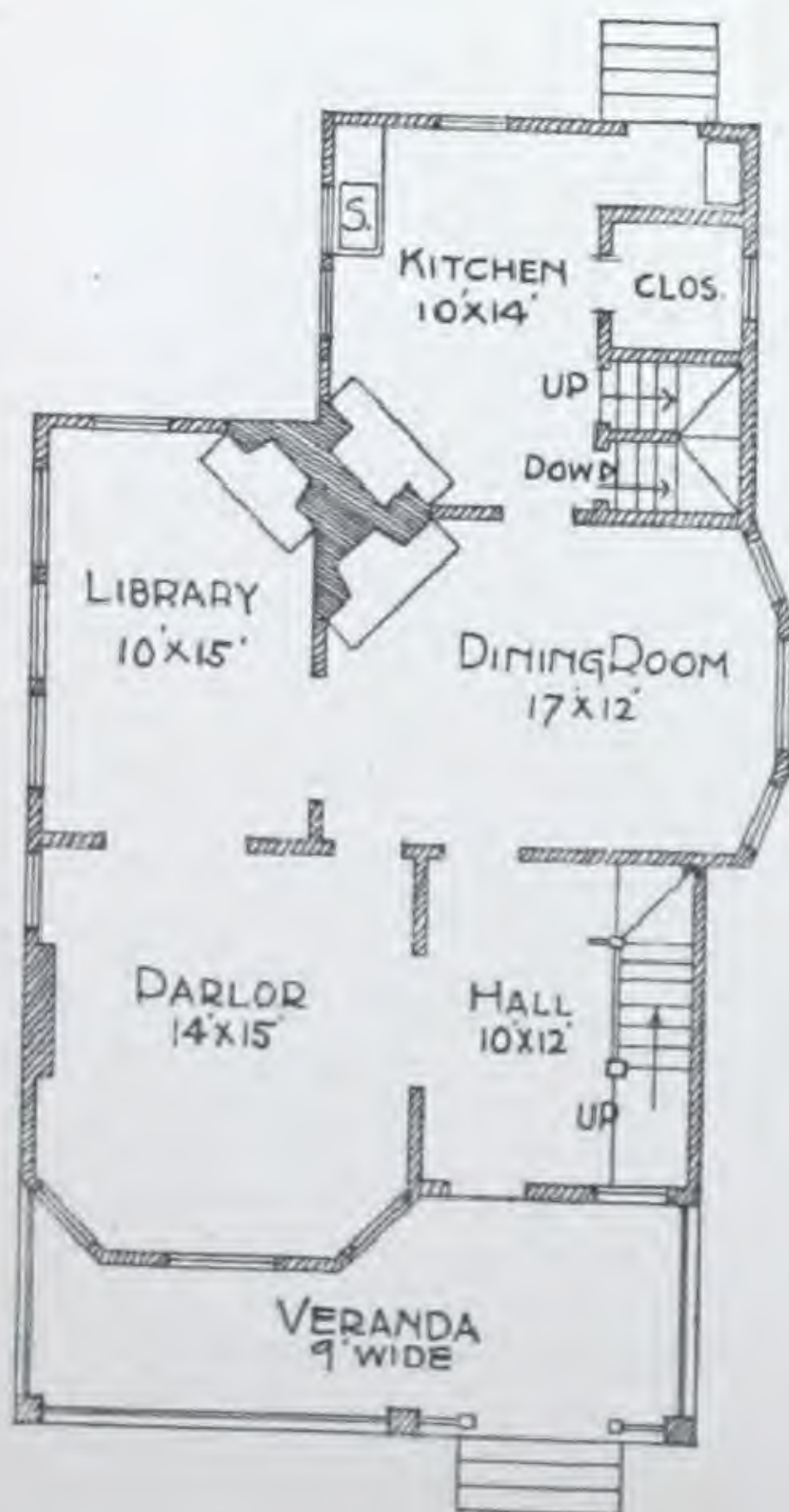
COST: \$3,700 complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$40.

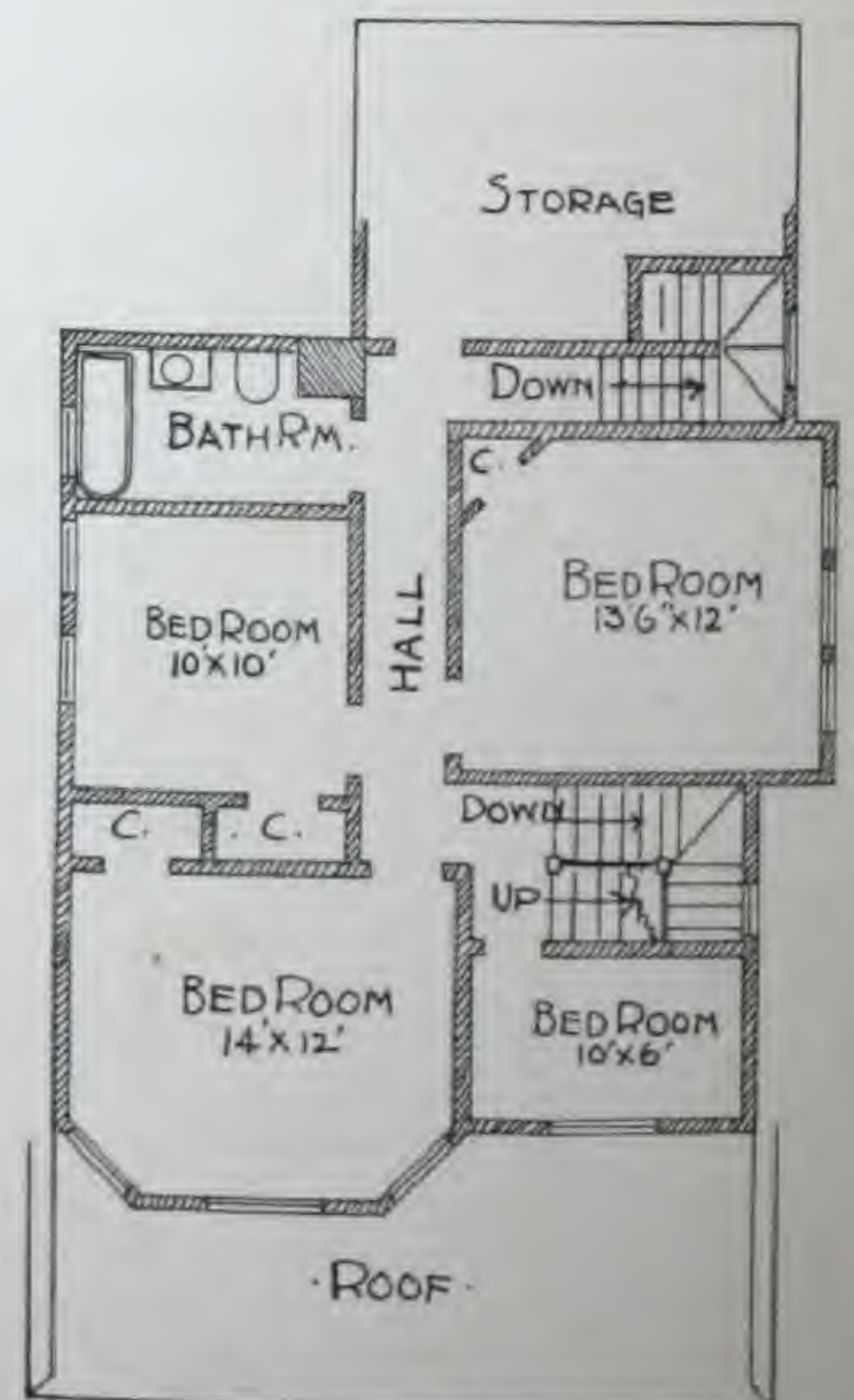
Price of †† bill of materials, 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 103 Broadway and 164-6-8 Fulton Street, New York, N. Y.



FIRST FLOOR.



SECOND FLOOR.

Residence, Design No. 1675



PERSPECTIVE.

DESCRIPTION.

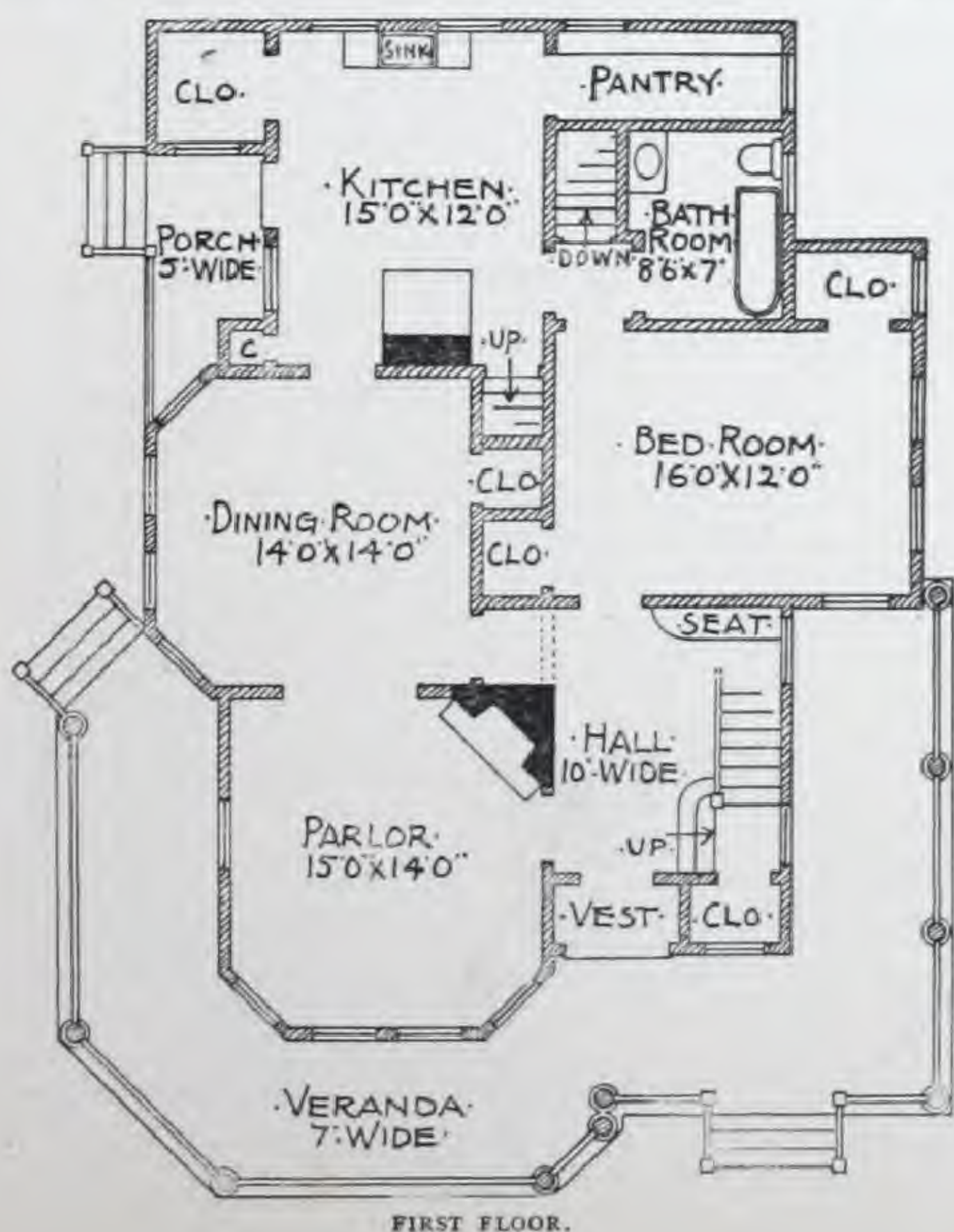
For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Width over all, 39 ft. 8 ins.; depth, not including veranda, 46 ft.

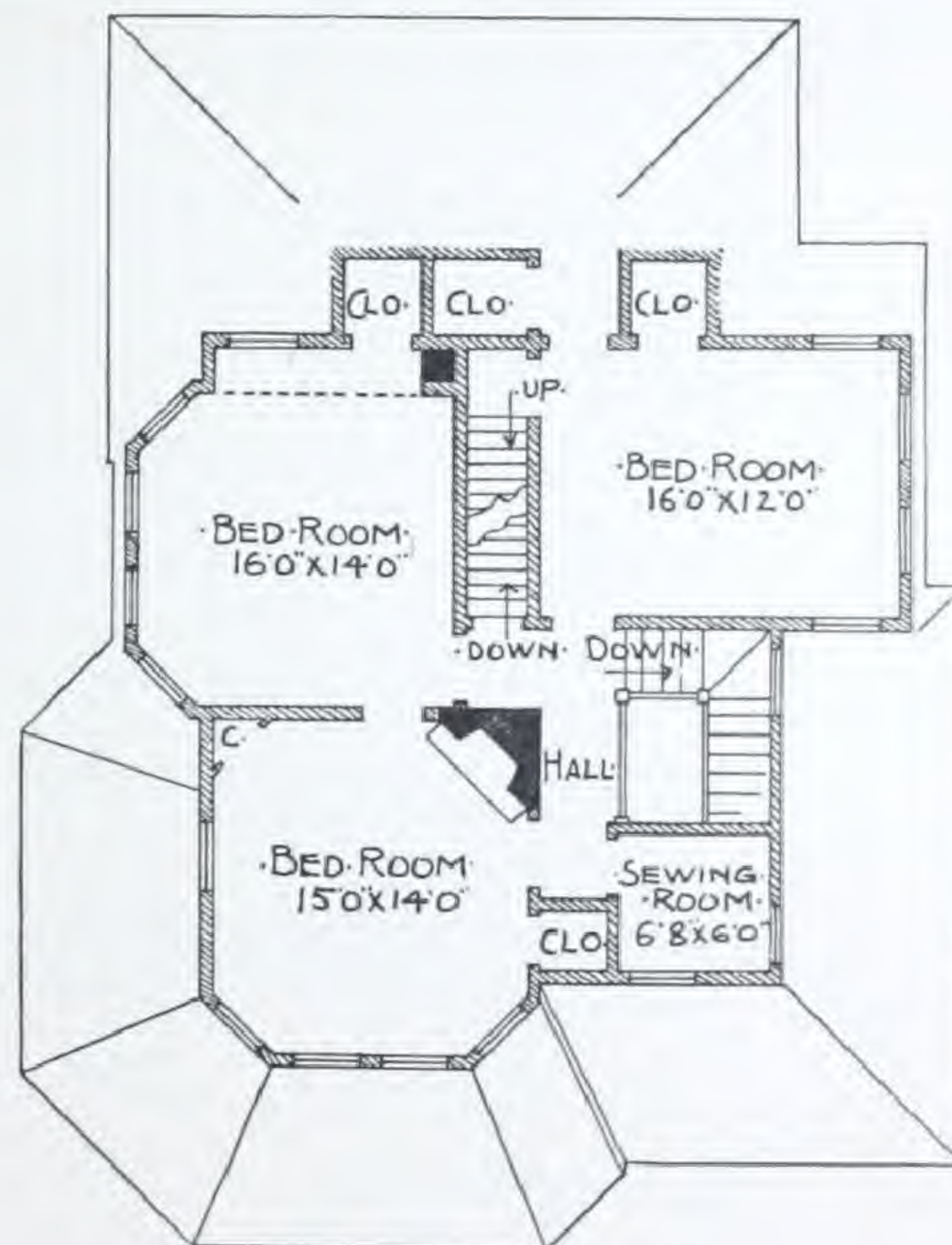
HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft. 6 ins.; second story, 9 ft.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story and gables, shingles; main roof, slate; veranda roof, tin.

INTERIOR FINISH: Hard white plaster. Floor in first and second stories double. Finished floor in hall, dining-room and kitchen, yellow pine; elsewhere, white pine. Oak trim in hall; elsewhere, white wood. Staircase, oak. Picture moulding in principal rooms throughout. Bath-room and kitchen wainscoted in yellow pine. All woodwork finished natural with hard oil varnish.



FIRST FLOOR.



SECOND FLOOR.

COLORS: First story, Colonial yellow. Shingles on second story and gables, stained fawn brown. All trim, ivory white. Blinds, light olive. Veranda floor, fawn; ceiling, oiled.

ACCOMMODATIONS: The rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrance and concrete floor. Attic floored for storage. Open fireplace and mantel in parlor. Bath-room on first story contains full plumbing. Seat at rear of hall and coat closet on landing of main staircase. Portable range and sink in kitchen, also large pantry and broom closet. Cedar closet at rear of second story.

COST: \$3,750, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price for working plans, specifications, detail drawings and * license to build, \$35.

Price of † bill of materials, 15.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "Co-operative Building Plan Association," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Club House or Residence, Design No. 1674



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* & etc.) see supplement page B.

GENERAL DIMENSIONS: Width, not including veranda, 45 ft. 6 ins.; depth, not including veranda, 37 ft. 6 ins.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 10 ft.; second story, 9 ft.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, stone; first story, clapboards; second story, dormers, gables, etc., shingles; roof, slate.

INTERIOR FINISH: Hard white plaster. Floors in first story and bath-rooms, Georgia pine; balance of second story and finished rooms in attic, white pine; storage space in attic and second story, spruce. Trim throughout, N. C. pine. Newel, rail and balusters of main staircase, ash; treads and risers, Georgia pine. Kitchen and bath-rooms, wainscoted.

COLORS: First story, buff. All shingling left natural. Trim, including sashes, etc., white. Blinds, dark green. Balcony and veranda floors, buff; veranda ceiling, oiled.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrance and concrete floor. Two rooms and bath-room finished off in attic. Open fireplace, with brick mantel in great hall. Lavatory under stairs containing basin and water closet. Large coat closet in first story. Wide window seat in great hall. Two bath-rooms, with complete plumbing. Sink and dresser in butler's pantry, also sink in kitchen. Combination front and rear stairs.

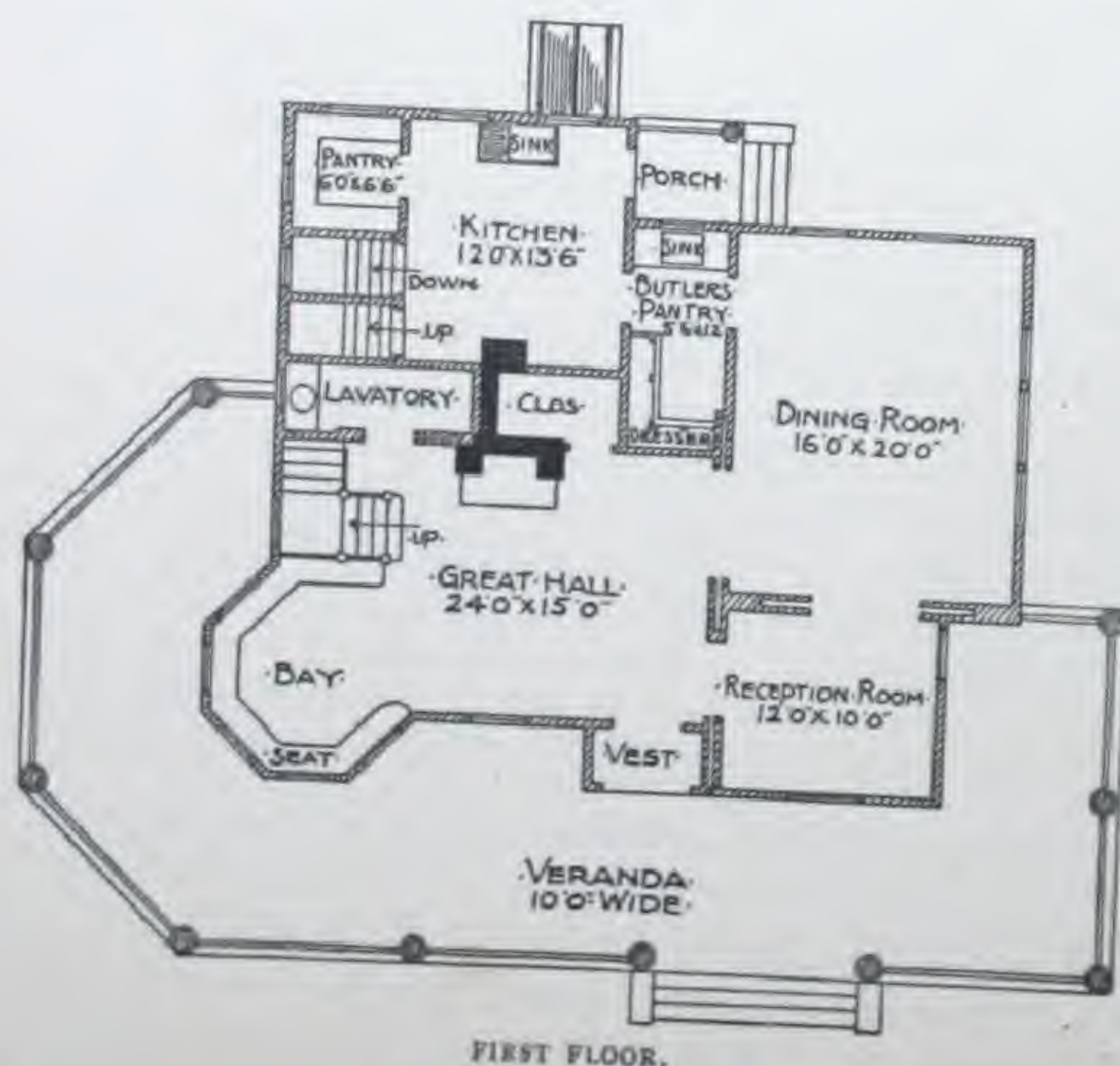
COST: \$3,875, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, and detail drawings, . . . \$40.

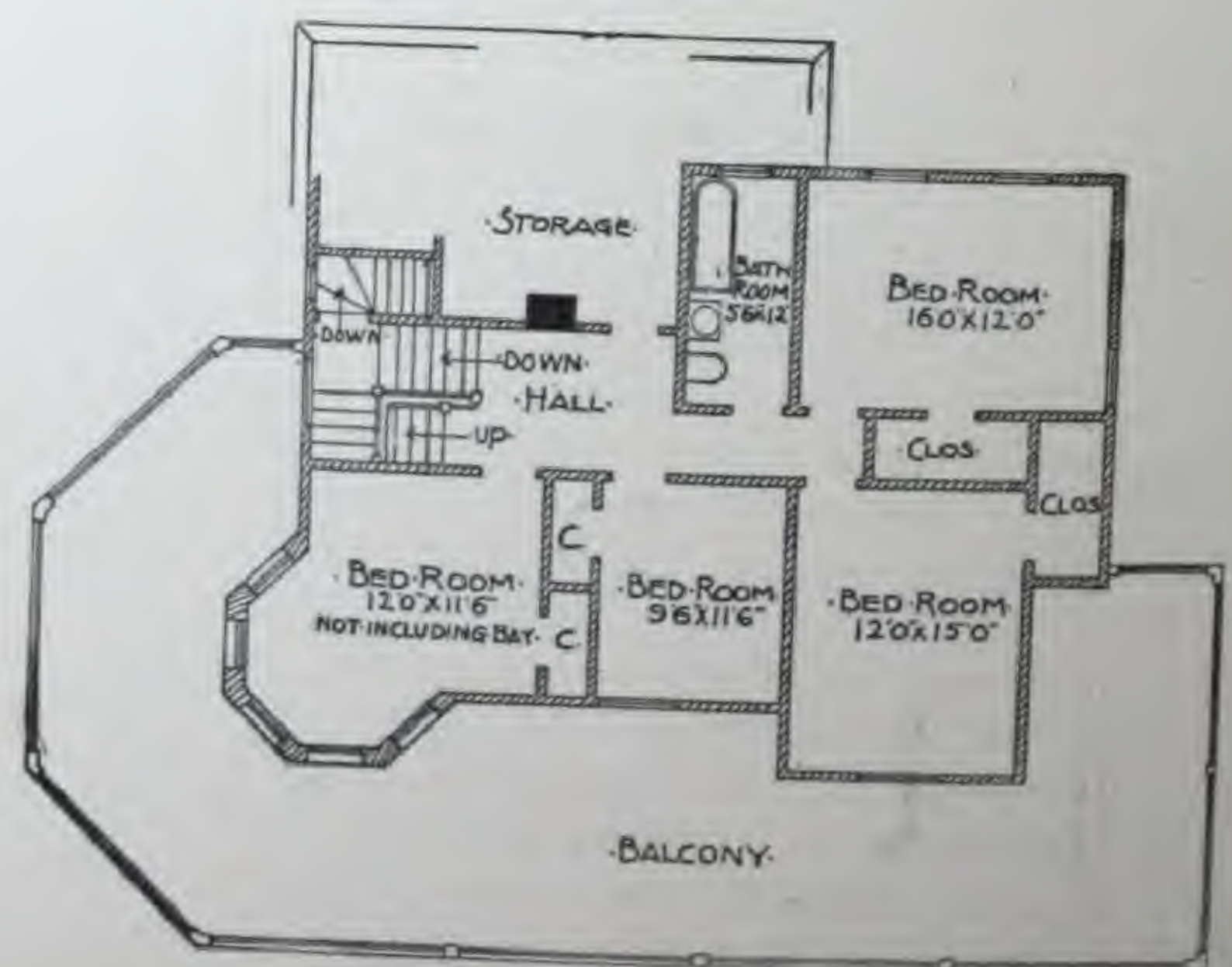
Price of †† bill of materials, 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

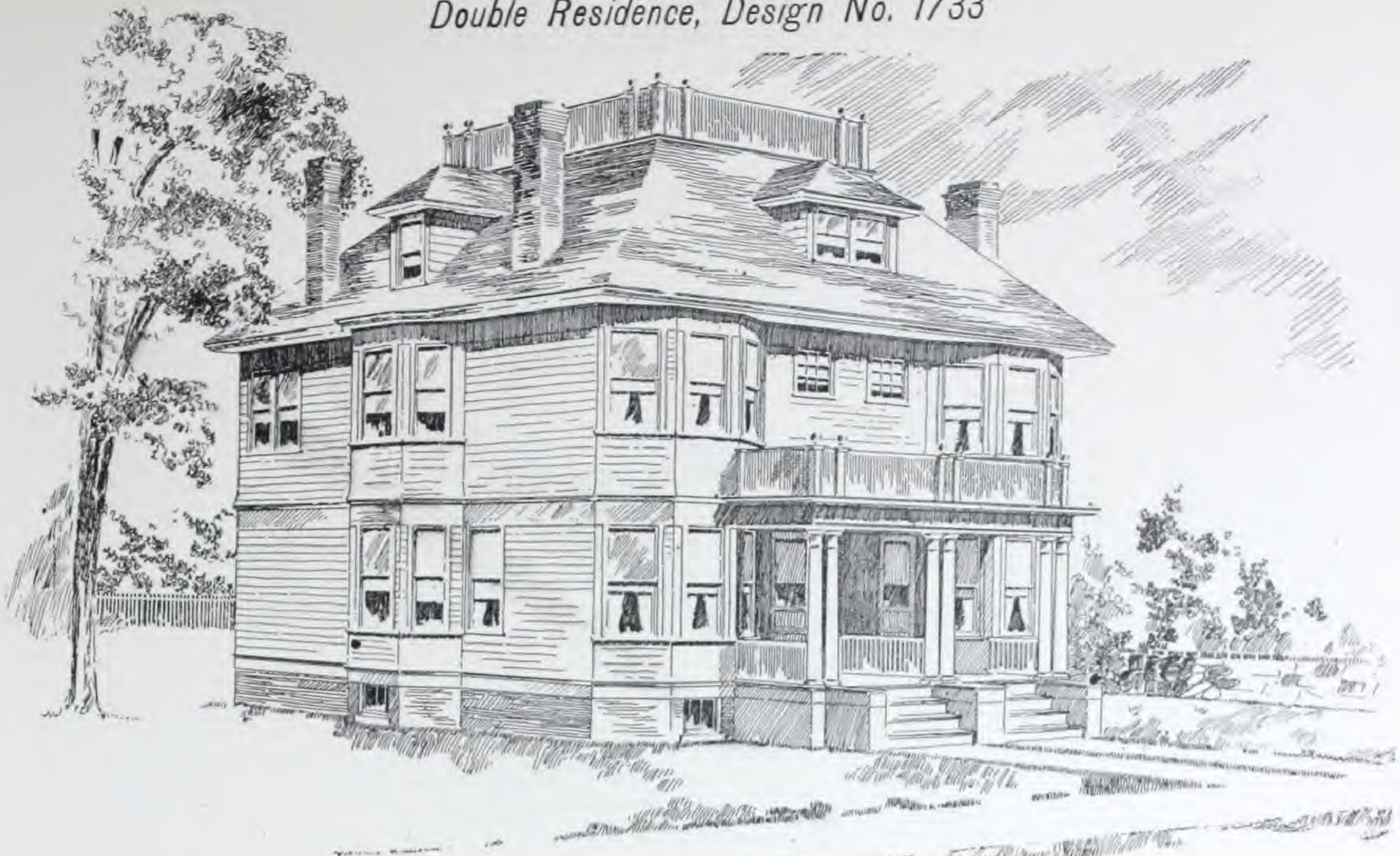


FIRST FLOOR.

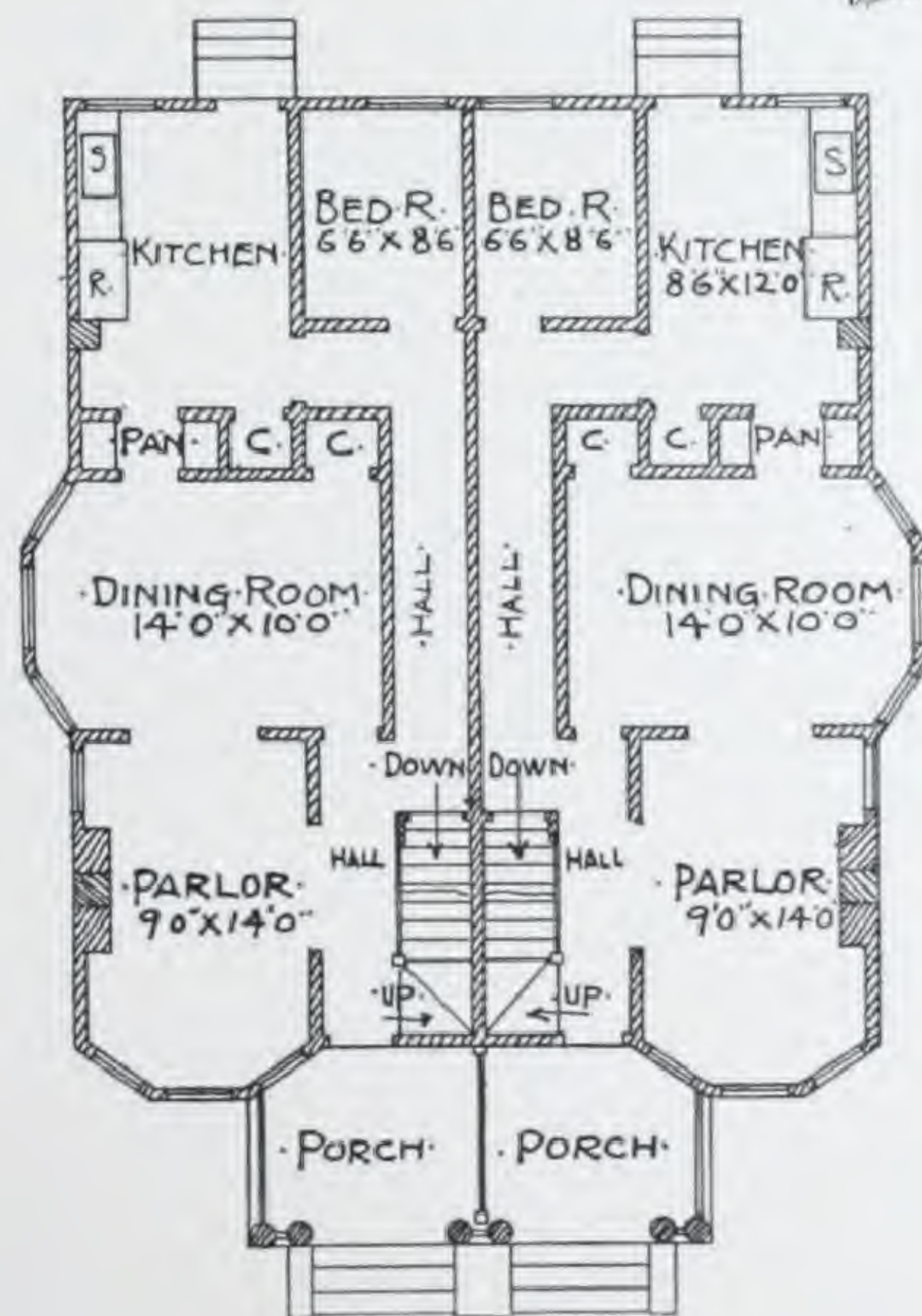


SECOND FLOOR.

Double Residence, Design No. 1733



PERSPECTIVE.



FIRST FLOOR.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 36 ft. 6 ins.; depth, 40 ft. 6 ins., not including porch.

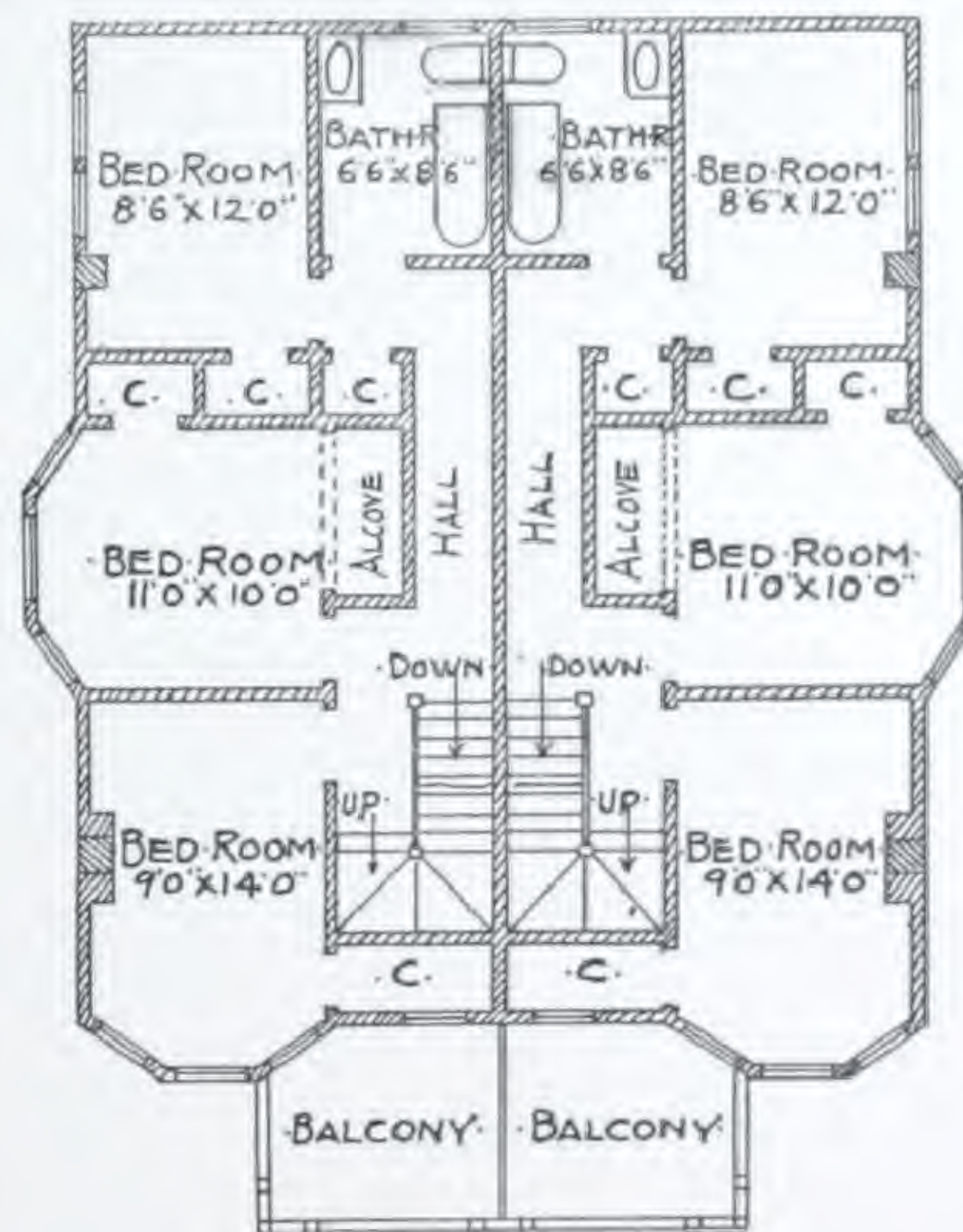
HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story and roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim, N. C. pine. Flooring, N. C. pine, first story; white pine, second story. Staircase, N. C. pine.

COLORS: Clapboards, colonial yellow. Trim, white. Side wall shingles, light sienna. Roof left natural.

ACCOMMODATIONS: The building is designed for a moderately small lot and yet has all accommodations necessary for two families. Cellar under



SECOND FLOOR.

whole house, with separate entrance from inside and outside. Bath-room with full plumbing in each house. Large bedrooms with ample closet space. Servants' bedroom on first story. Attic is not finished but has space for three rooms for each house. Sink and portable range in kitchen. Linen closet in second story. Large balcony in front. Pantry with dressers connects dining-room and kitchen.

COST: \$4,000, complete. The estimate is based on † New York prices for material and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$40.

Price of †† bill of materials, 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "Co-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1706



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

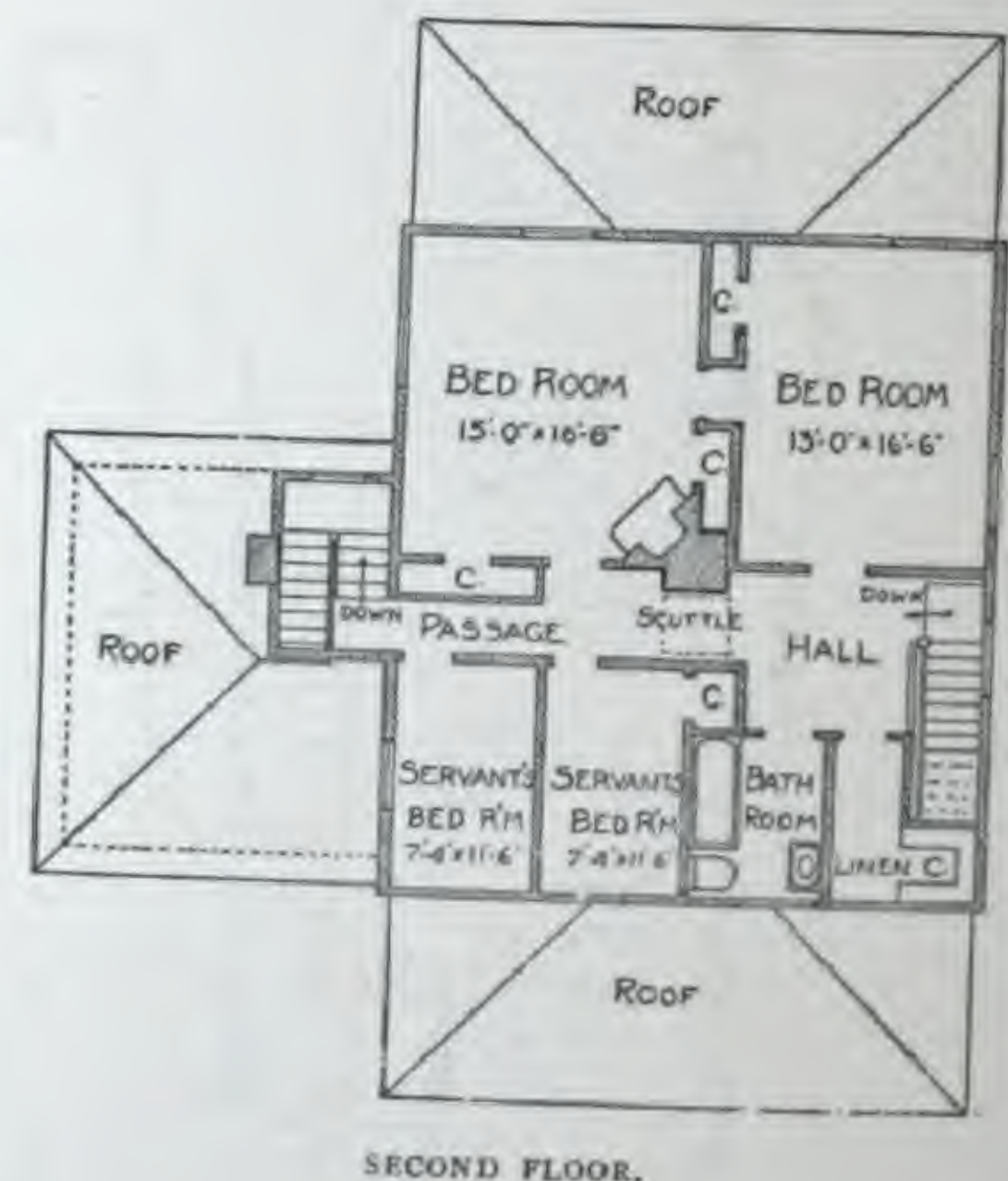
GENERAL DIMENSIONS: Extreme width, 48 ft.; depth, not including veranda, 31 ft. 6 ins.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story, 9 ft.

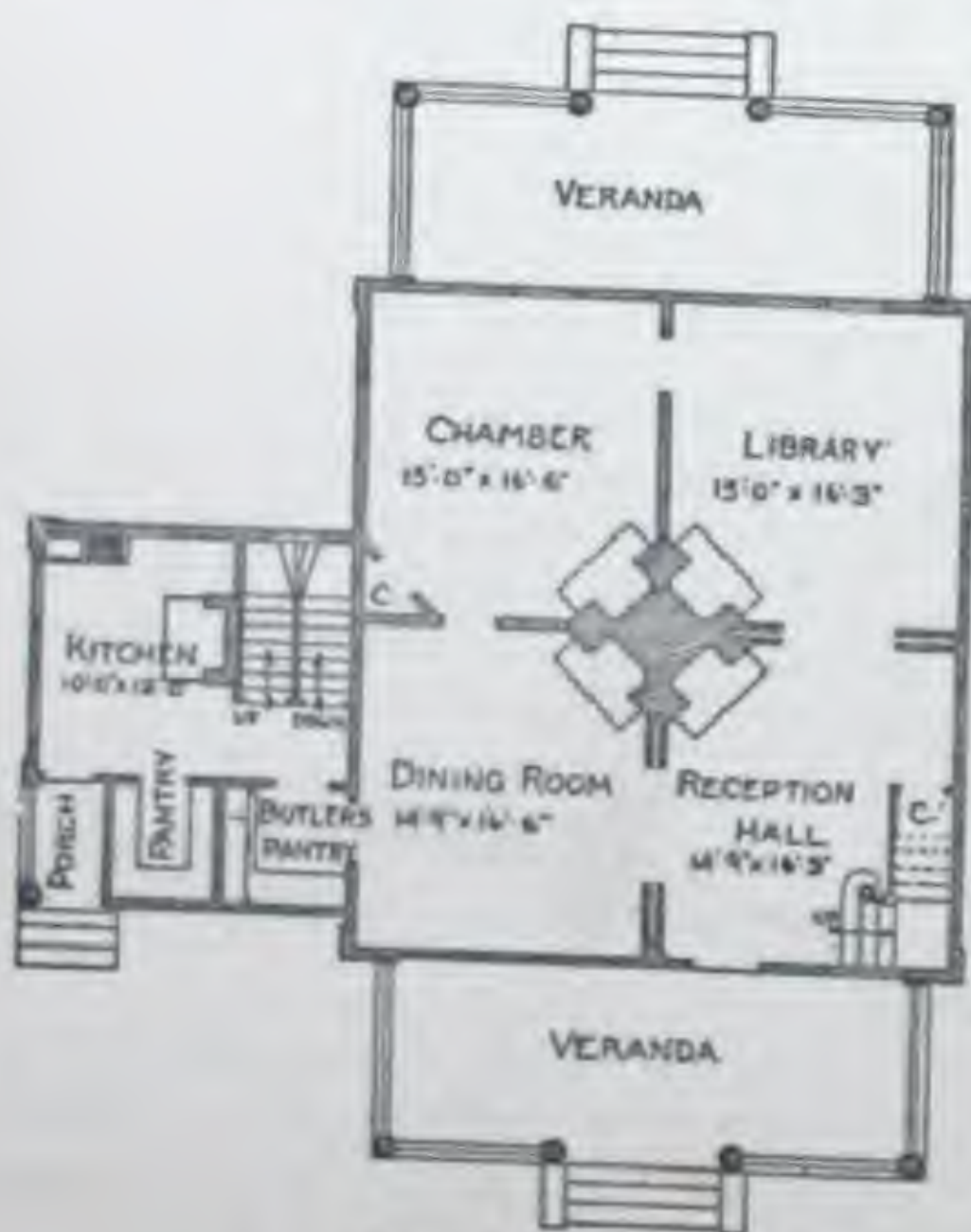
EXTERIOR MATERIALS: Foundation, brick; first and second stories and gables, clapboards; roof, shingles.

INTERIOR FINISH: Yellow pine flooring in first and second stories. Trim in dining-room, white pine, painted to suit owner; in kitchen, chamber and hall, N. C. pine; in library and second story chambers, poplar, stained to suit. Panel backs under windows in main rooms, first story. Kitchen and bath room wainscoted. Staircase, yellow pine.

COLORS: Clapboards, colonial yellow. Trim, veranda columns, etc., white. Roof, dark red. Veranda floor, brown. Veranda ceiling, oiled.



SECOND FLOOR.



FIRST FLOOR.

ACCOMMODATIONS: The rooms, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrance and concrete floor. Attic floored for storage purposes, and is accessible through scuttle in second story hall. Fireplace in all first story rooms and one bedroom. Butler's pantry with dresser. Large kitchen pantry. Sliding doors connect main rooms on first story. Back staircase from cellar to second story. Brick-set range and sink in kitchen.

COST: \$4 000, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, etc., \$40.
Price of † bill of materials, 15.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York

Residence, Design No. 1772



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* + etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 26 ft., not including veranda or porch; depth, not including veranda or porch, 52 ft.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 10 ft.; second story, 8 ft.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story, gables and roofs, shingles.

INTERIOR FINISH: Three coat plaster, rough sand finish in hall, elsewhere hard white finish. Plaster centres in dining-room, parlor and hall of

first story. Soft wood flooring and trim throughout except in dining-room and hall which is of ash. Chair rail in dining room. Kitchen, bath-room and pantry wainscoted. All interior woodwork grain filled and finished in hard oil varnish, except parlor which is to be treated with enamel paints.

COLORS: Trim, including cornices, casings, rail, etc., cream. Clapboards, olive yellow. Shingles on side walls stained light sienna. Roof shingles stained moss green. Piazza and porch floor and ceiling, also outside doors, oiled. Sashes, dark green.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under the whole house, with inside and outside entrances and concrete floor. Two bedrooms and ample storage space in attic. Open fireplaces in dining-room and parlor of first story. Portable

range, sink and boiler in kitchen, and also furnished with two composition wash trays. Wide portière openings between dining-room and hall, with large columns set on pedestals and flat arch filled in with grille work. Portière opening between hall and parlor and double folding doors may be substituted if desired. Parlor has a den which may be closed off from parlor by a door and made a smoking room. Plan is well adapted for easy access to all rooms without having to pass through other rooms. Access to cellar under main stairs through butler's pantry. This house is a fine one for a corner lot. Bath-room in second story containing full plumbing.

COST: \$4,000, not including mantels and heater. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

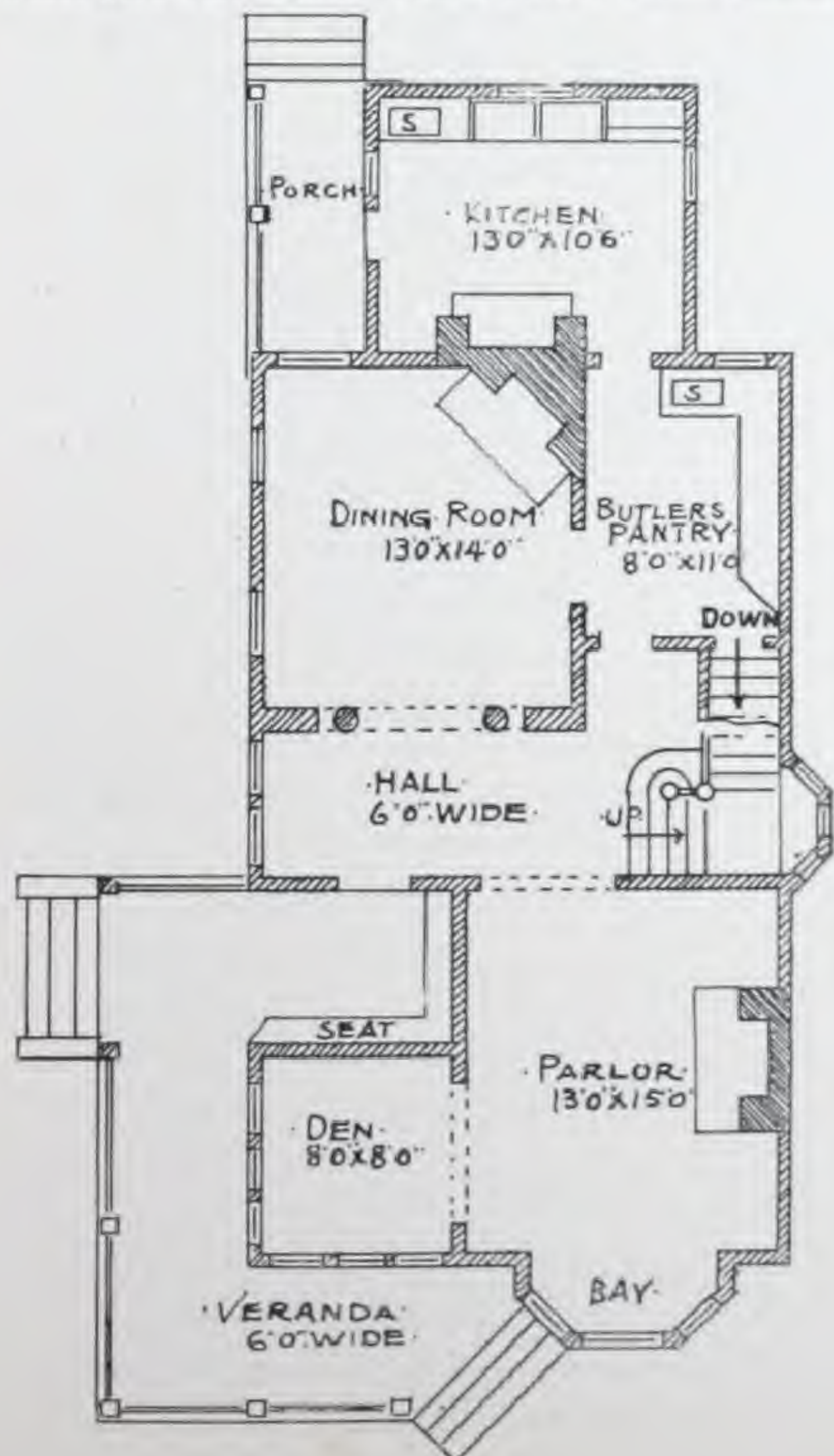
Price of working plans, specifications and detail drawings, \$40.

Price of bill of materials, 10.

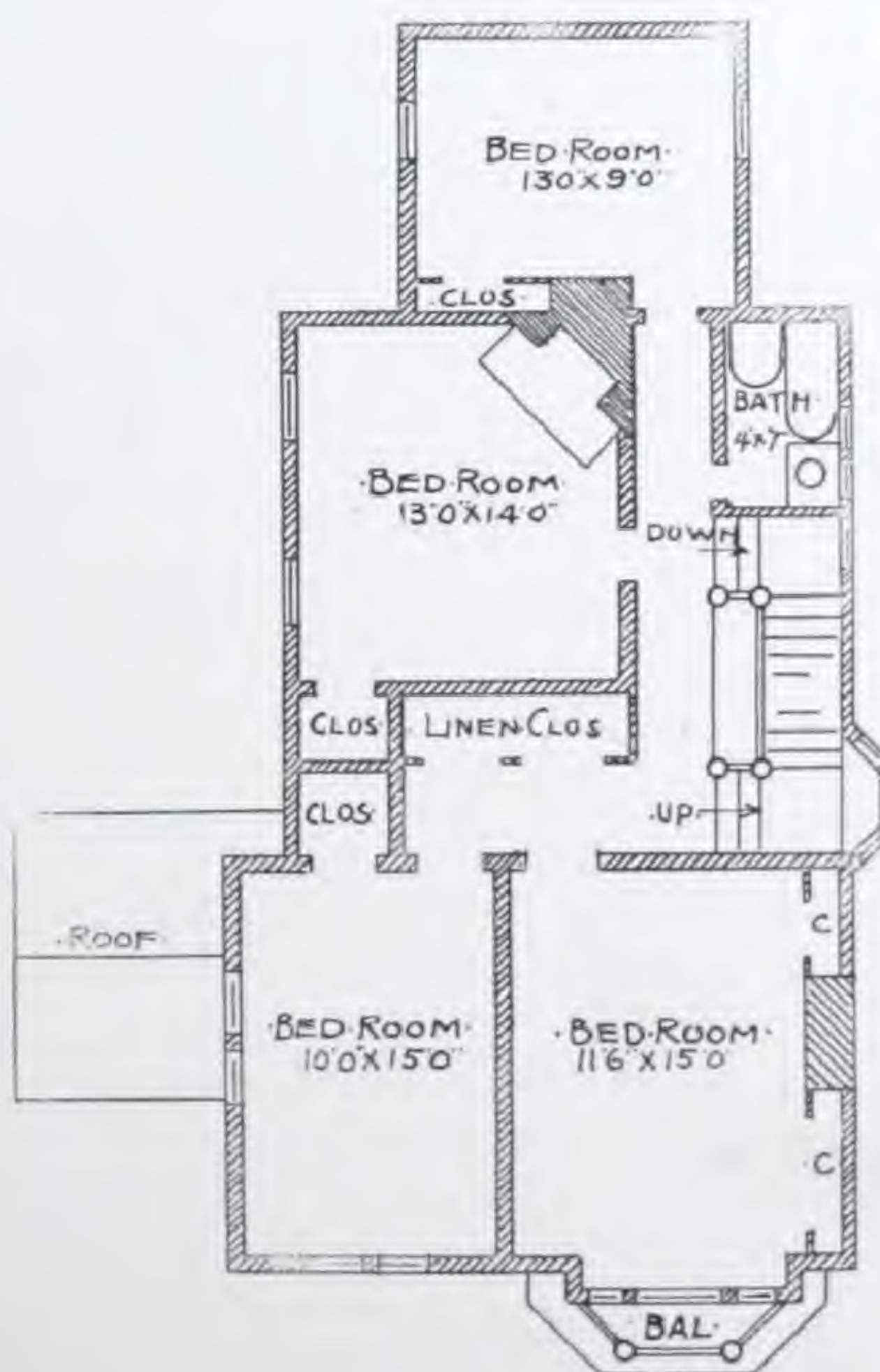
The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be reduced in size. Stone foundation may be used instead of brick. Sliding doors may be introduced where portière occurs. Rooms may be omitted in attic and floored for storage only.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



FIRST FLOOR.

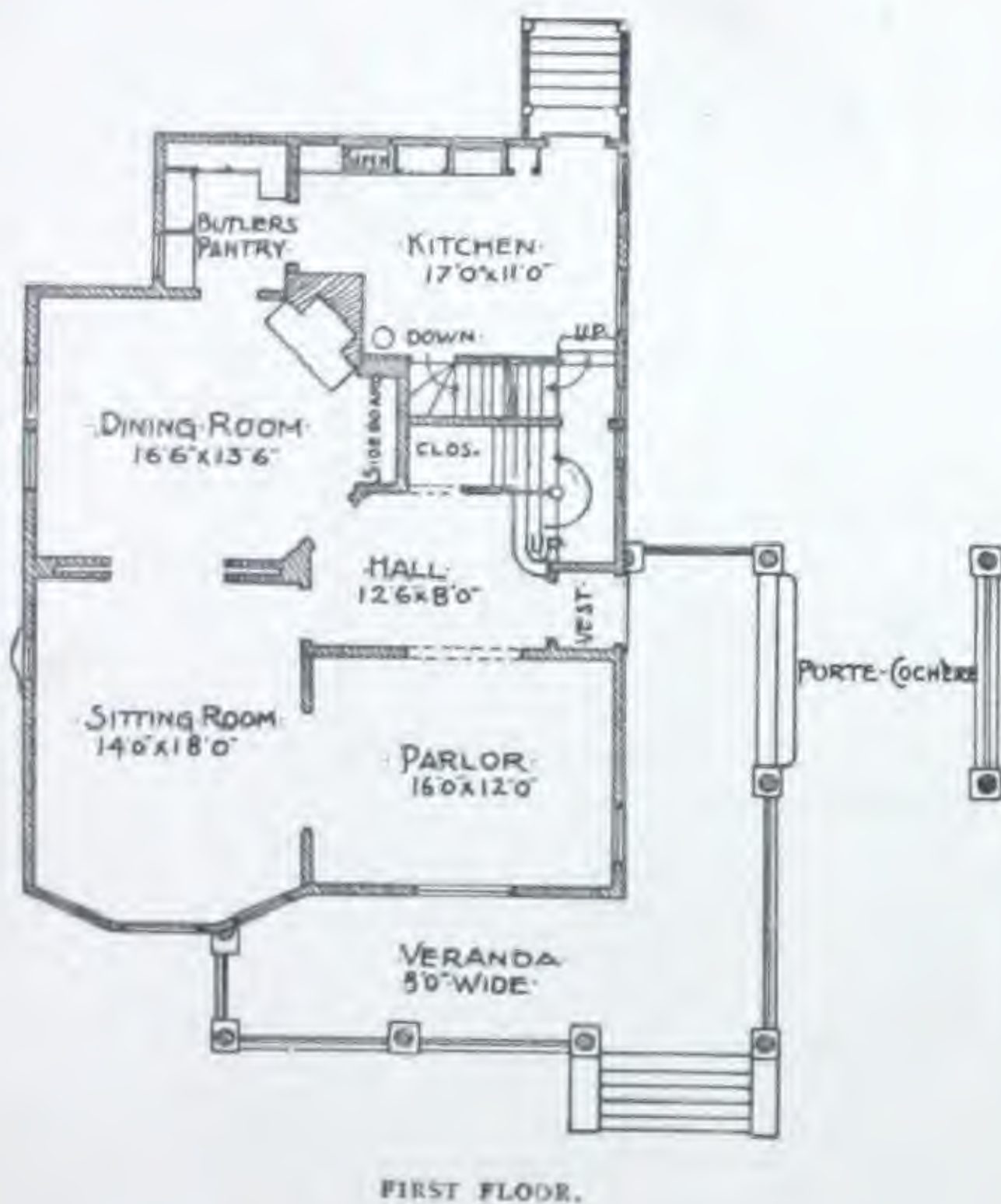


SECOND FLOOR.

Residence, Design No. 1676



PERSPECTIVE.



FIRST FLOOR.

DESCRIPTION.

For explanation of all symbols (* † etc.,) see supplement page B.

GENERAL DIMENSIONS: Width, including veranda, 39 ft. 6 ins.; depth, including veranda, 47 ft. 6 ins.

HEIGHTS OF STORIES: Cellar, 6 ft. 6 ins.; first story, 9 ft.; second story, 8 ft. 6 ins.; attic, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, stone and brick; first story, except bay, clapboards; second story, gables, bay and roofs, shingles.

INTERIOR FINISH: Hard white plaster. Plaster cornices in hall, parlor, sitting-room and dining-room. First and second floors double. Finished floor in vestibule and border in hall, oak; elsewhere all floors, white pine.

Trim, in hall and vestibule, oak; elsewhere, white pine; painted cream white in parlor, sitting-room and dining-room and four principal bedrooms; balance left natural. Staircase, oak. Picture moulding in principal rooms and hall. Chair-rail in dining-room.

COLORS: First story, sienna. Trim and sashes, white. Blinds, dark green. Shingles stained moss green above first story and sienna on first story. Roof shingles treated with bleaching oil.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the

floor plans. Cellar under whole house, with inside and outside entrance and concrete floor. Laundry under kitchen, containing two stationary wash-tubs. Servants' W. C. in cellar. One room finished off in attic. Parlor is separated from sitting-room by a paneled partition 2 ft. 6 ins. high, on which rest ornamental columns supporting a grille. Kitchen contains, beside the usual sink, range and boiler, a unique arrangement of broom closets and lockers, with flour and sugar cupboard beneath window.

COST: \$4,200, complete.

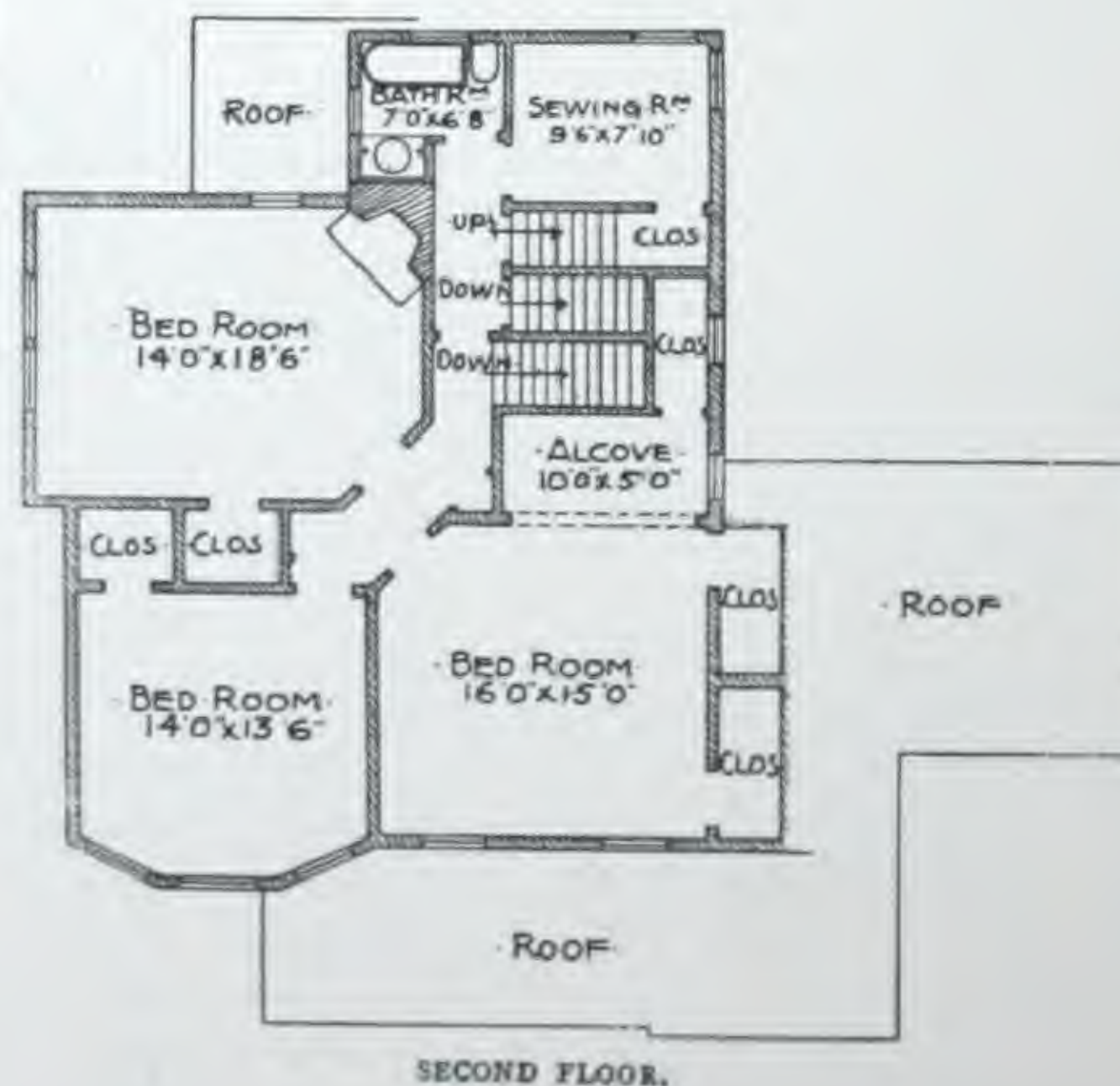
The estimate is based on † New York prices for materials and

labor. In many sections of the country the cost should be less.

Price of working plans, specifications, detail drawings and
* license to build, \$40.
Price of †† bill of materials, 15.

The price for a modified design is greater, according to the alterations required, and will be made known upon application to the Architects.

Address, "THE CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



SECOND FLOOR.

Residence, Design No. 1734



PERSPECTIVE.

DESCRIPTION.

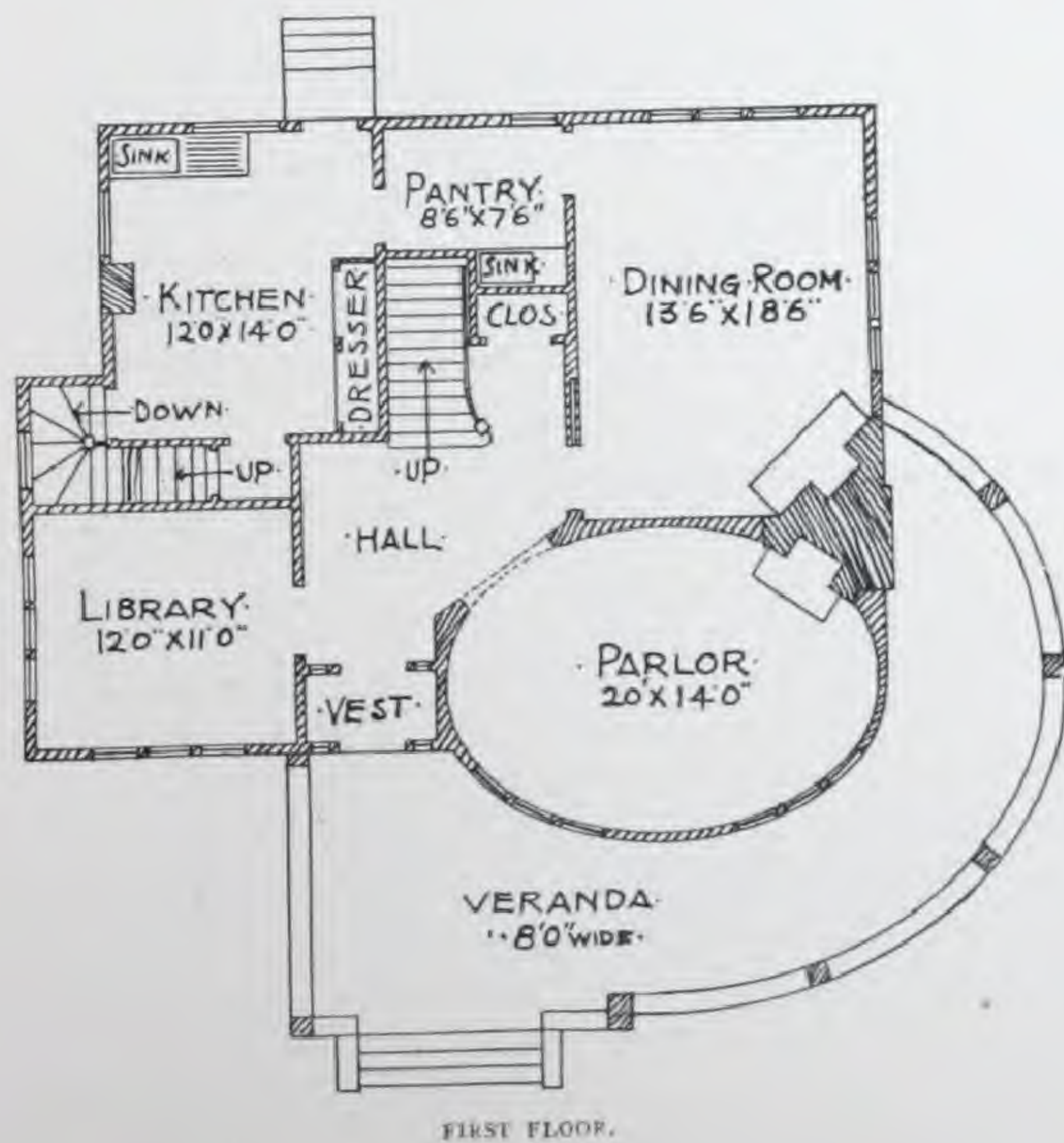
For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 40 ft., not including veranda; depth, 34 ft., not including veranda or porch.

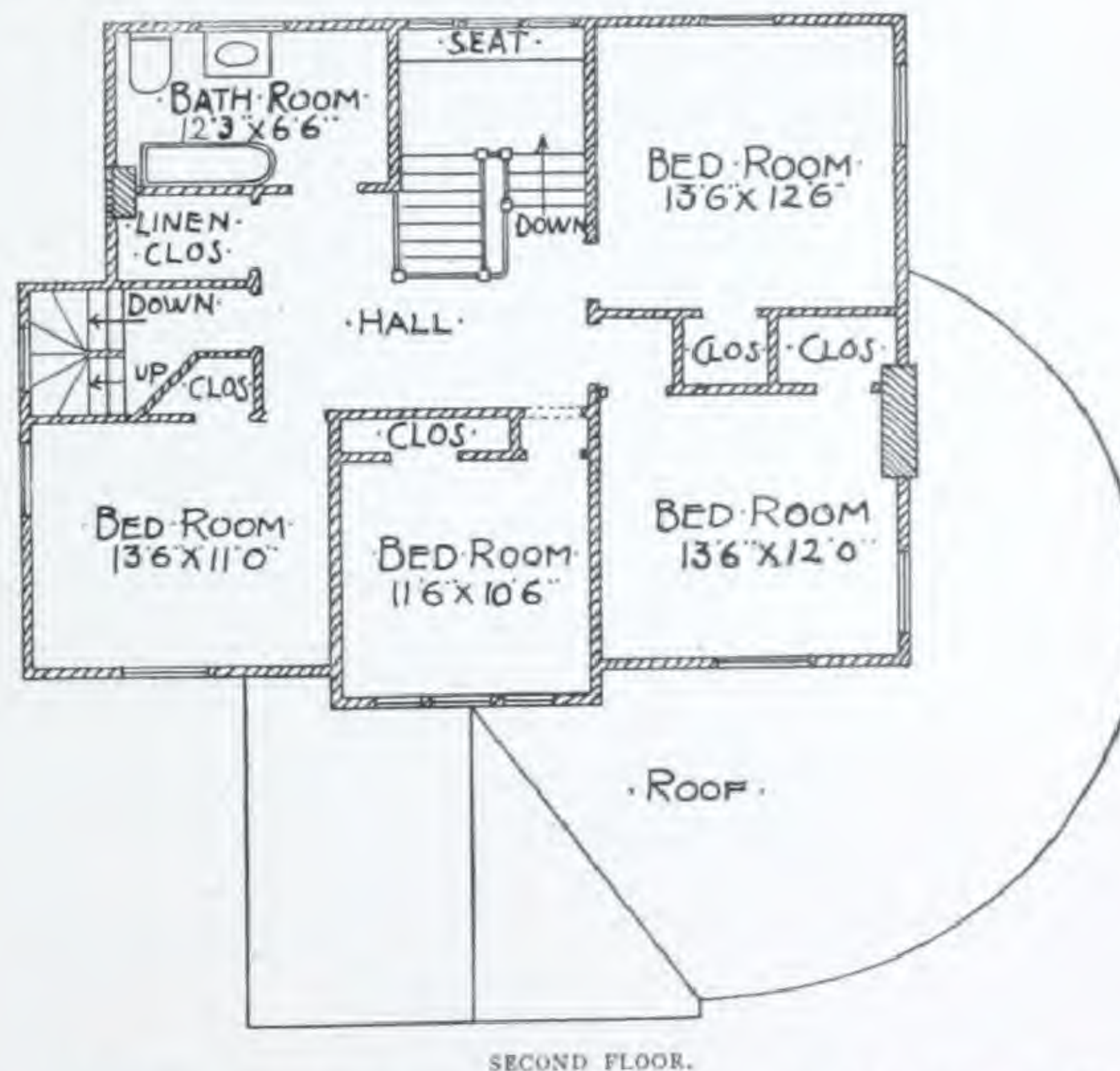
HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 ins.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, stone; first story, second story and roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim in parlor, soft wood, painted ivory white; in hall, library and dining-room, ash; in balance of house, N. C. pine. Flooring, N. C. pine in first story and bath-room; elsewhere soft wood. Staircase, oak.



FIRST FLOOR.



SECOND FLOOR.

COLORS: All side wall shingles left natural. Roof, dark green. Trim, buff.

ACCOMMODATIONS: Large, airy rooms with ample closet space. Attic has two finished rooms. Cellar under whole house, with outside and inside entrance and concrete floor. Back staircase from cellar to attic. Fireplace in parlor and dining-room. The oval parlor presents a very unique treatment of this principal room. Handsome staircase with coat closet under. Large, cool veranda. Large wall space in library for bookcases. Large bath-room in second story. Servants' W. C. in cellar.

COST: \$4,500, complete. The estimate is based on † New York prices for material and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$45.

Price of †† bill of materials, 15.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "Co-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1773



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 40 ft. 6 ins., not including veranda or porch; depth, 37 ft. 6 ins., not including veranda or porch.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 10 ft.; second story, 9 ft. 6 ins.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, brick.

INTERIOR FINISH: Three coat plaster, hard white finish. Plaster centres and cornices, also picture moulding, in principal rooms and hall of first story. First story floor is double with paper between. Flooring throughout, N. C. pine, except hall, which is to be of polished oak. Trim in hall, ash; balance of house trim, white wood. Main staircase, ash. Kitchen and bath-room, wainscoted. Chair-rail in dining-room. All interior woodwork to be grain filled, stained to suit owner and finished with hard oil varnish. White wood trim stained to suit owner.

COLORS: Shingling on walls, gables, etc., dipped in and brush coated with silver gray stain. Shingled roof, moss green. Trim, including cornices, veranda posts, rail, outside casings for doors and windows, conductors, etc., white. Sashes and blinds, dark green. Veranda ceiling, oiled.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under the whole house, with inside and outside entrance and

concrete floor. Laundry, with two set-tubs in cellar. Two servants' rooms finished off in attic, the remainder of attic floored for storage. Large bath-room, with full open plumbing, in second story. Fireplaces in reception hall and parlor. Two separate staircases with access to all floors and rear staircase entering to cellar. Parlor is designed in a circular fashion, thus giving light to all parts of room. Kitchen has pantry and closet, also boiler. The second story tower windows are glazed with bull's-eye glass and leaded, giving a very pretty effect. Outside front door is glazed with elliptical shaped French bevelled plate glass. The house is well provided with closet room and a large linen closet in second story hall. The den in first story hall is provided with seat and has hinged cover, and inside of seat may be used for storing. Laundry in cellar with two tubs.

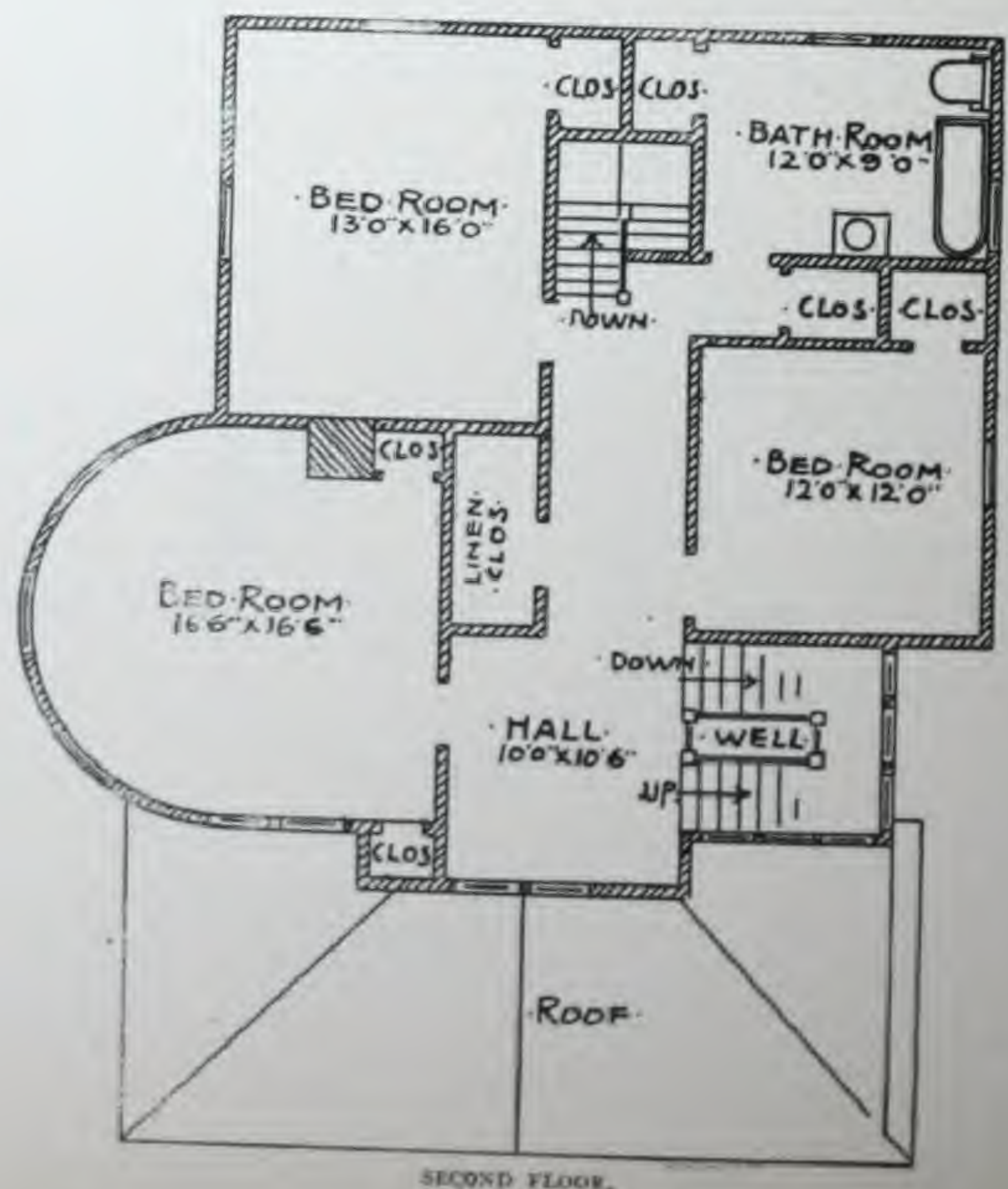
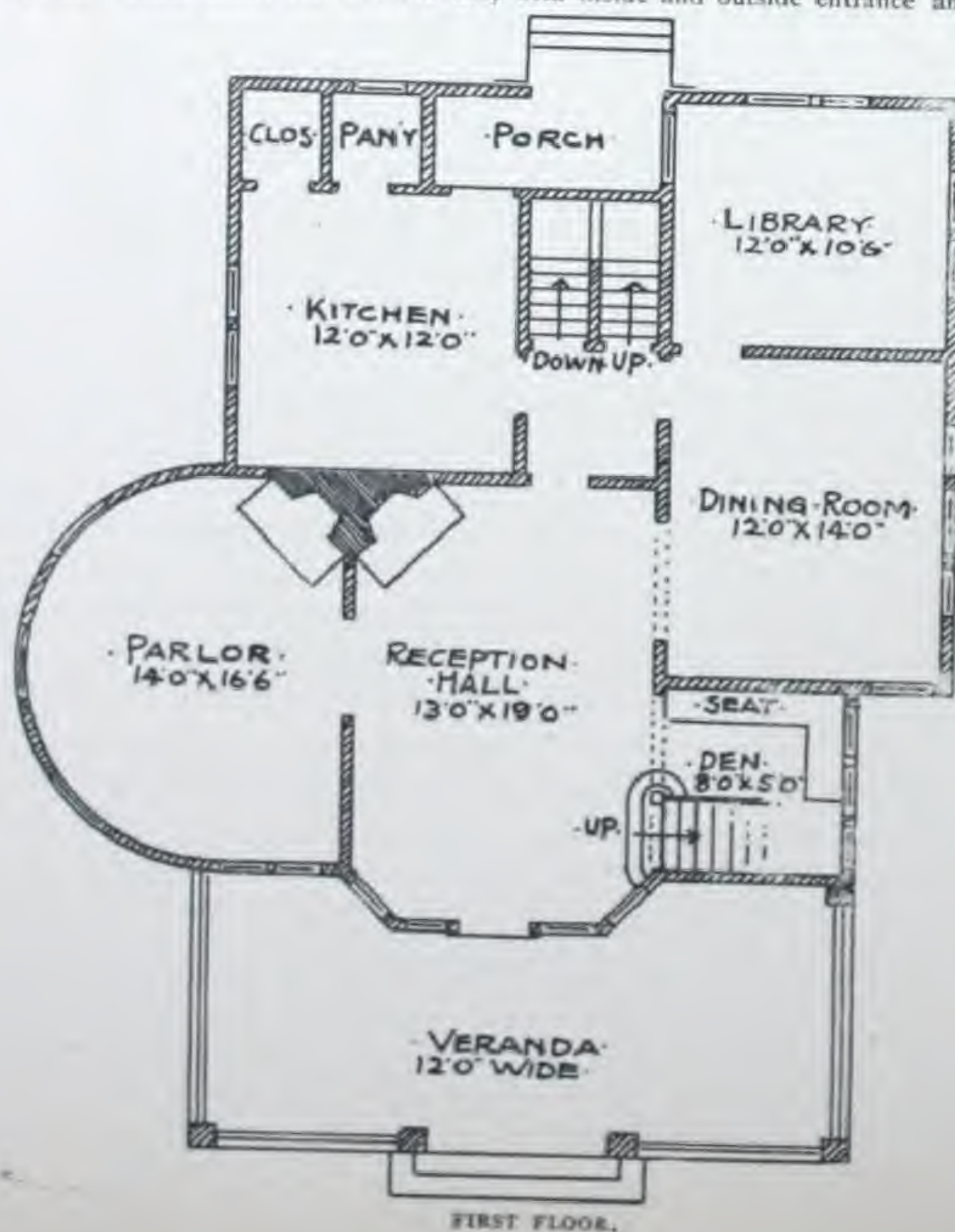
COST: \$4,500, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, detail drawings, \$45.
Price of †† bill of materials, 15.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

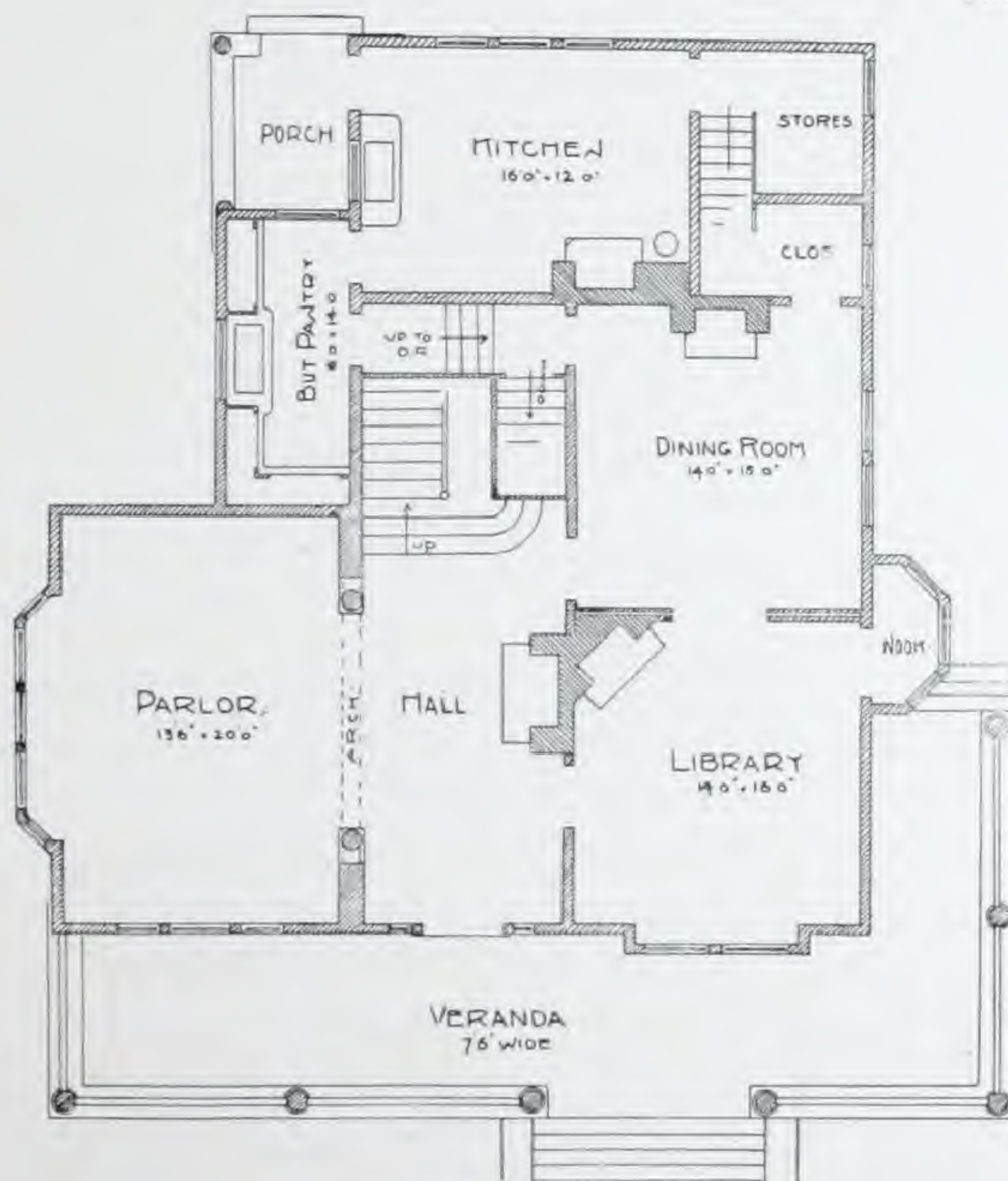
FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be reduced in size. Additional room may be finished in attic or all rooms omitted. Laundry in cellar may be omitted and tubs placed in kitchen. Hard-wood floors may be placed in all first story rooms. Veranda may be omitted or continued around sides.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

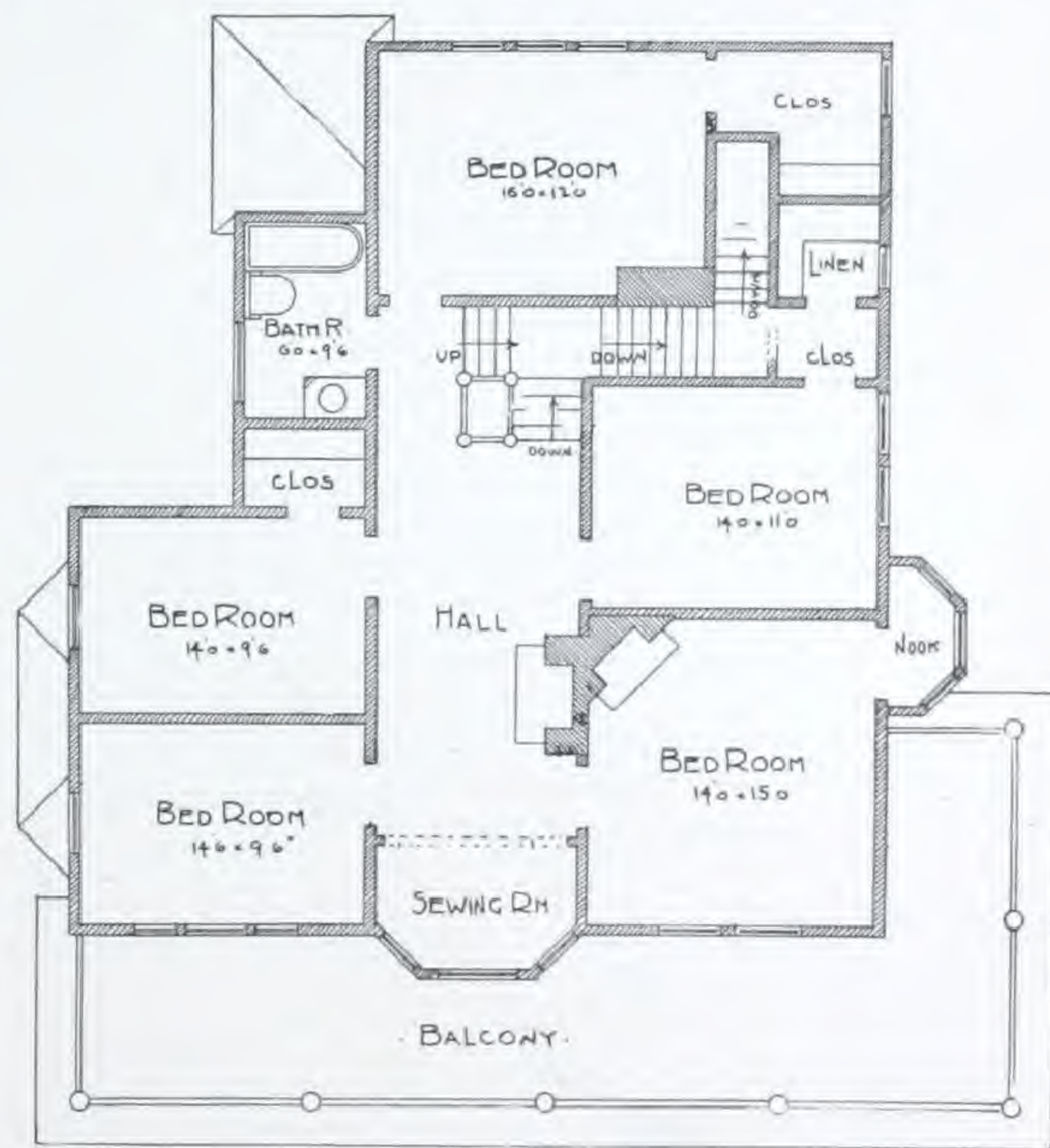




PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement, page B.

GENERAL DIMENSIONS: Extreme width, 45 ft. 6 ins., not including veranda or porch; depth, 44 ft., not including veranda or porch.

HEIGHTS OF STORIES: Cellar, .; first story, 11 ft.; second story, 10 ft.; attic, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story, shingles; roof, shingles.

INTERIOR FINISH: Three coat plaster, sand finish in dining room and hall of first story, elsewhere hard white finish. Plaster centres in hall, dining-room, parlor and library. Chair-rail in dining-room. Kitchen, bath-room and pantry, wainscoted. Soft wood flooring and trim. Main staircase, ash. Hard wood picture moulding in principal rooms and halls of first story. All interior woodwork grain filled, stained to suit owner and finished in hard oil varnish.

COLORS: Trim, including water-table, corner boards, cornices, casings, sashes, bands, porch columns, etc., white. Clapboards, colonial yellow. Outside blinds, dark green. Shingles on gables and upper part of octagon, oiled. Roof shingles stained red. Porch floor, buff. Porch ceiling, oiled.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrances and concrete floor. Single sliding door between dining-room and library. Large portière opening between hall and parlor with large turned columns set on pedestals and grille work run

across arch. Large butler's pantry with passage under staircase to dining-room. Fireplaces in dining-room, hall and library. Parlor has extra large bay with five full height windows. Kitchen is supplied with store-room and shelving. Sink and brick-set range and boiler. Two tubs in cellar directly under kitchen. Size of bedrooms are all that could be desired. Ample closet room for all, and a large linen closet. Bath-room with full plumbing, all open. Sewing room in second hall shut off with curtains. Fireplaces in bedroom and hall in second story, also nook for second story front bedroom. Attic floored for storage.

COST: \$4,500, complete. The estimate is based on † New York prices for material and labor. In many sections of the country the cost should be less. If this design was finished like Design No. 1773 the cost would be \$5,500.

Price of working plans, specifications and detail drawings \$45.

Price of †† bill of materials 15.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be reduced in size or wholly omitted. Any or all fireplaces may be omitted, also plumbing. Veranda may be reduced or enlarged as desired. Rooms in attic may be omitted and floored for storage only. Laundry may be placed where store-room is at present. House may be plastered for paper only. Nook may be run up one story or omitted entirely. Roof may be placed over veranda instead of balcony.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1677



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

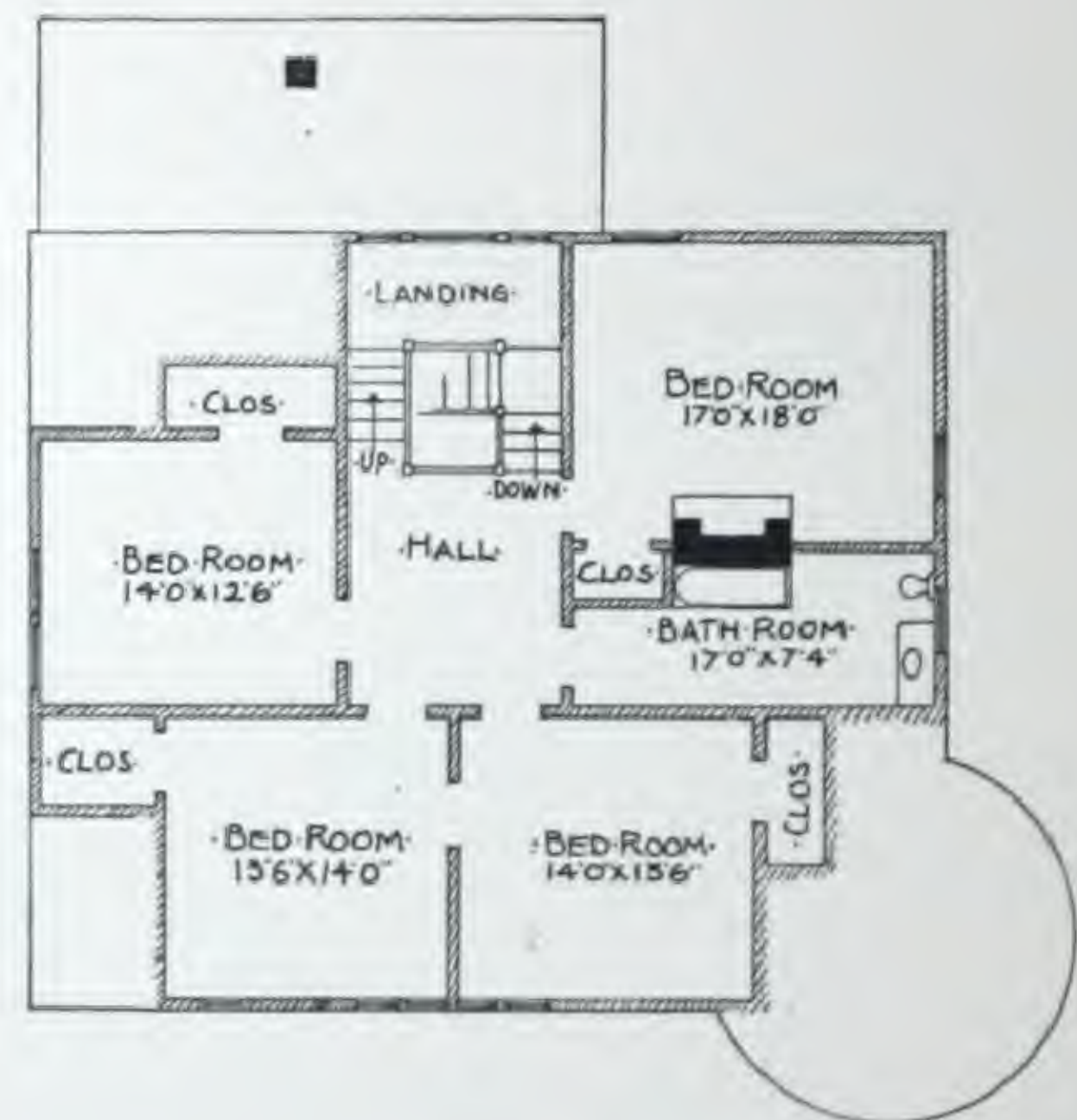
GENERAL DIMENSIONS: Width, through parlor and dining-room, 39 ft.; depth, including front veranda to steps, 51 ft.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft. 6 ins.; second story, 9 ft.; attic, 8 ft.

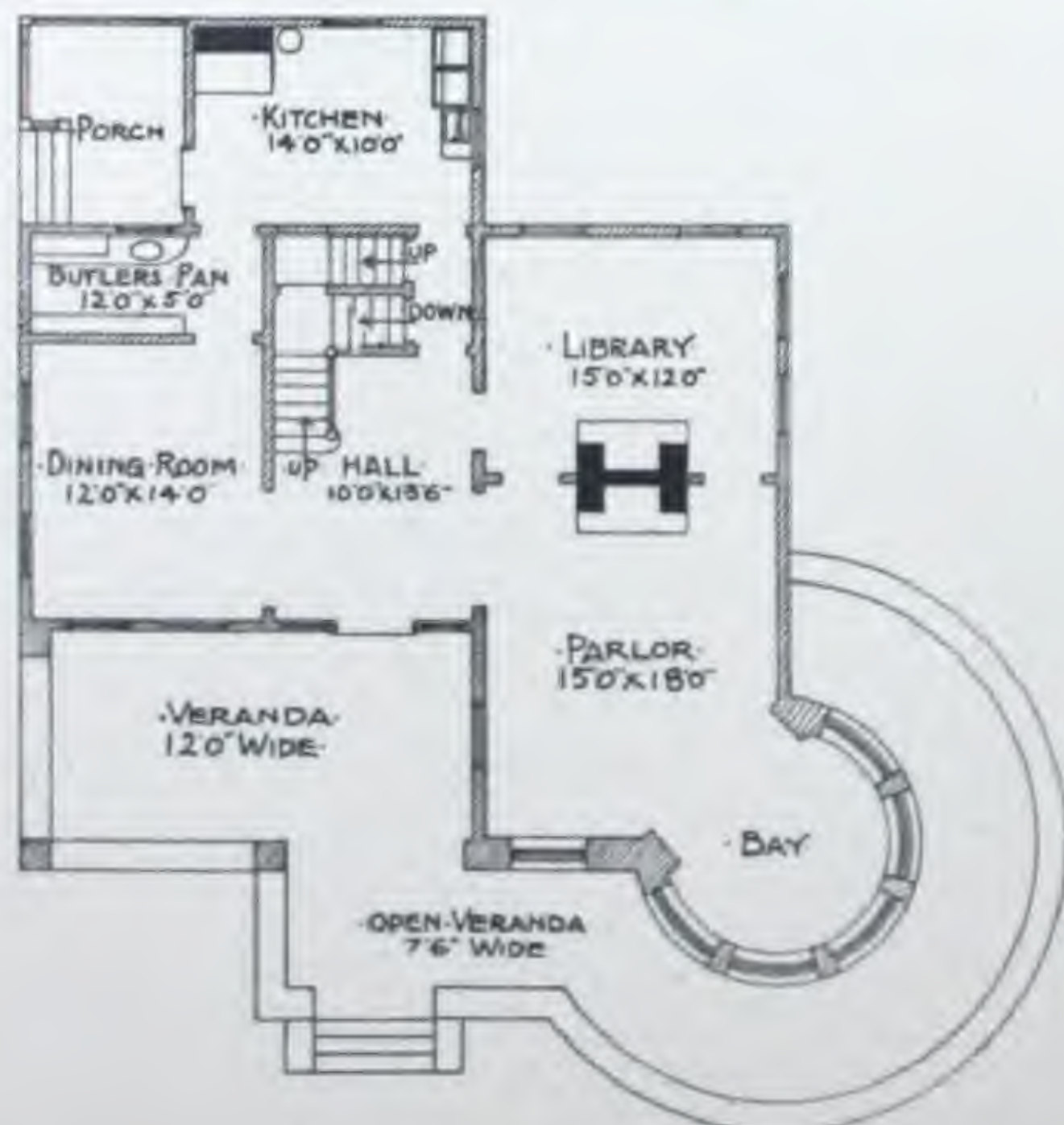
EXTERIOR MATERIALS: Foundation, tower walls, veranda enclosure and posts, stone; all side walls, gables, roof, etc., shingles.

INTERIOR FINISH: Hard white plaster. Plaster cornices and centres in parlor, library, dining-room and first story hall. Hardwood floor in dining-room, main hall and bath-room; balance of floors, white pine. Trim, in first story, yellow pine; balance of trim, white wood. Kitchen and bath-room, wainscoted. Open fireplaces and mantels in parlor, library and one bedroom.

COLORS: First story, moss green. Gables, sienna. Stonework, gray. Roof shingles left natural for weather stain. Trim and sashes, very dark green. Veranda ceiling, oiled; floor, brown.



SECOND FLOOR.



FIRST FLOOR.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrance and concrete floor. Two rooms finished in attic. Butler's pantry connects dining-room with kitchen, and contains sink and dresser. Two set-tubs, sink, range and boiler in kitchen. Bath-room in second story contains full plumbing. Two special features in this house are the extra large closets in second story, and the tower windows in parlor, which, filled with plants, would make an attractive conservatory.

COST: \$4,600, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, etc., \$45.

Price of †† bill of materials, 15.

The price for a modified design is greater, varying according to the alterations desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1735



PERSPECTIVE.

DESCRIPTION.

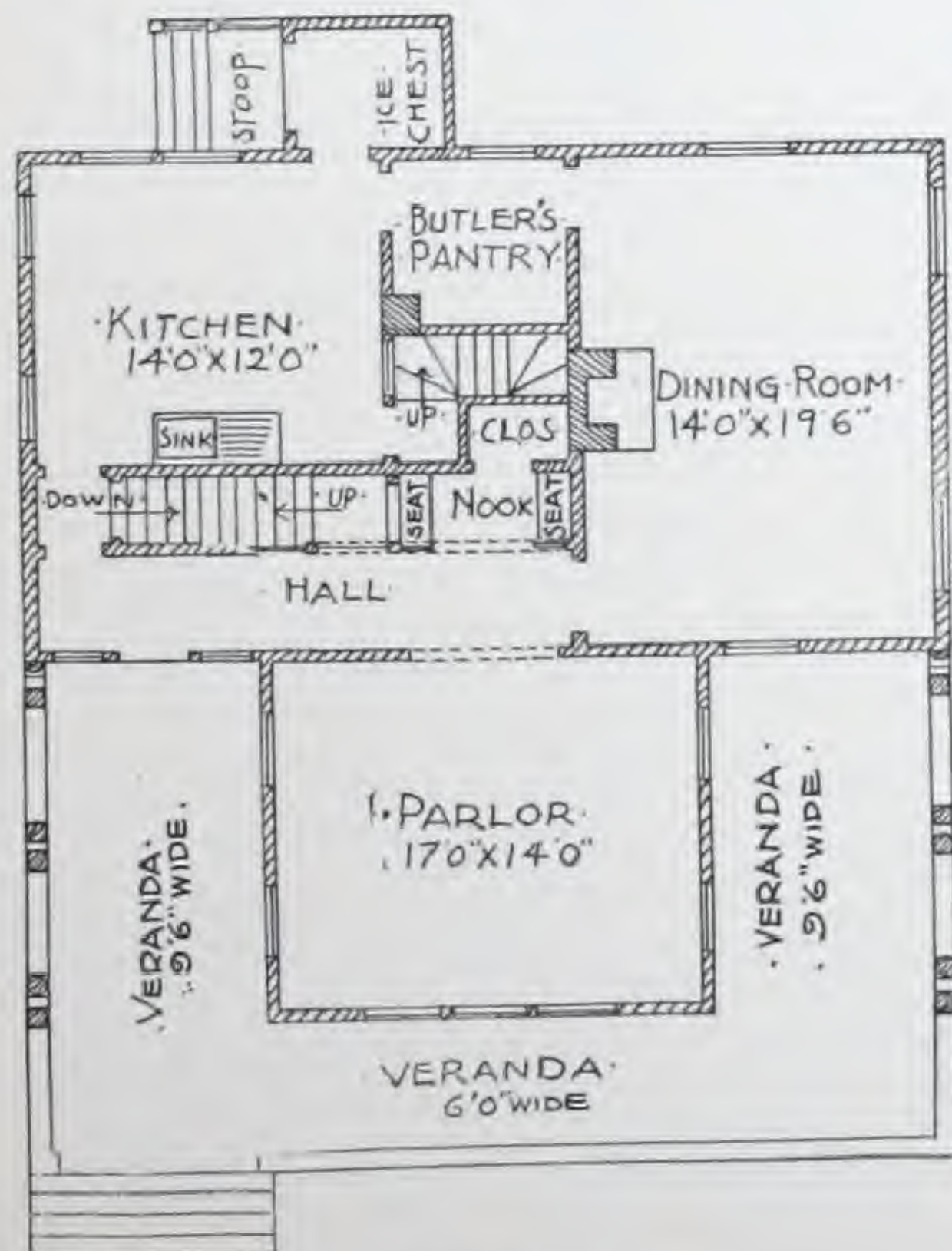
For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 37 ft.; depth, 35 ft., not including front veranda.

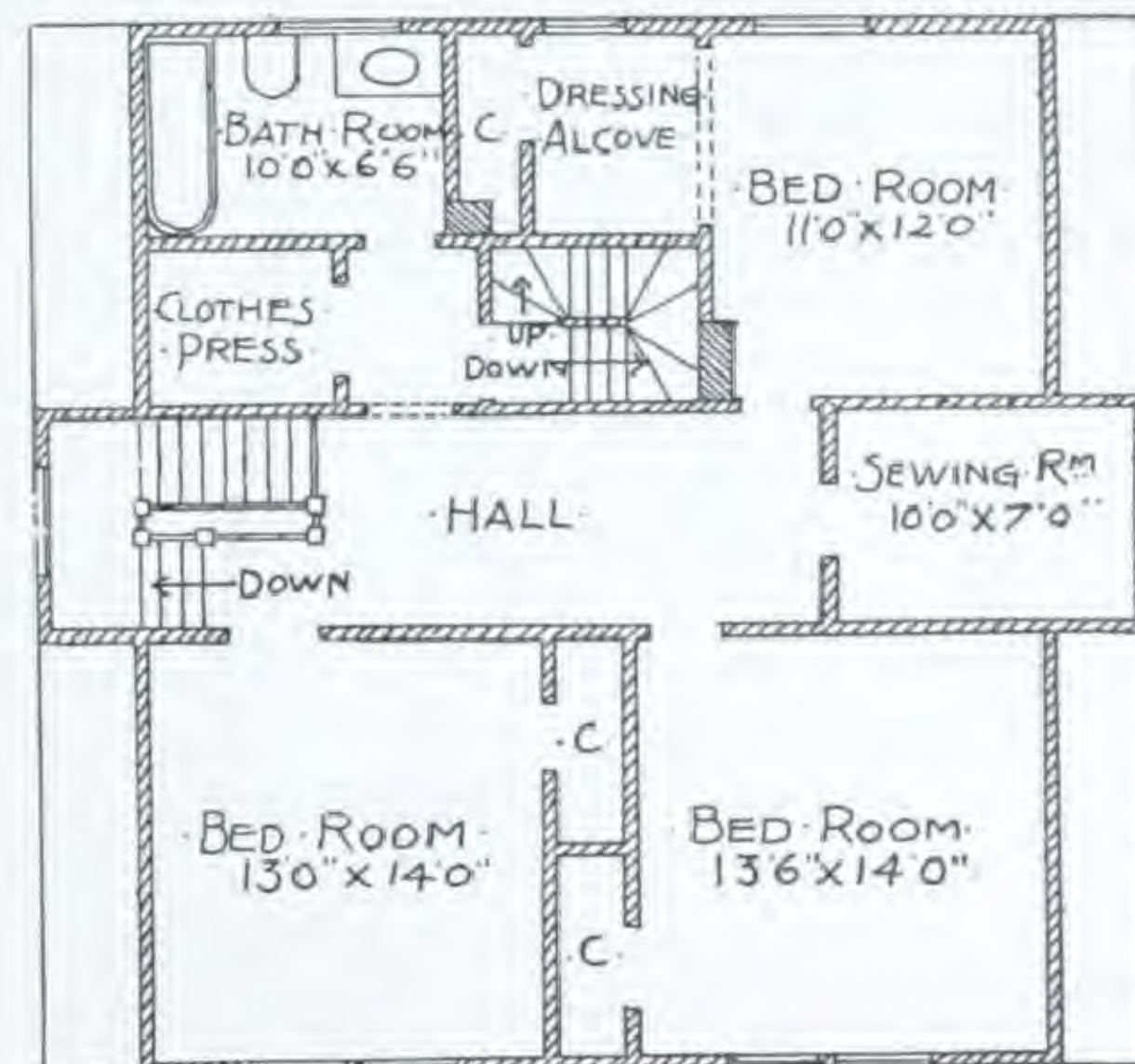
HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story 8 ft.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, brick; first story, second story, gables and roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim in bath room, hall, parlor and dining-room, oak; elsewhere, soft wood. Flooring, first story, N. C. pine; second story, soft wood. Staircase, oak.



FIRST FLOOR.



SECOND FLOOR.

COLORS: First story, dark sienna. Second story and gables, light sienna. Roof moss green.

ACCOMMODATIONS: Extensive veranda, on three sides of house. Cellar under whole house, with inside and outside entrance and concrete floor. Back staircase from first story to attic. Large linen closet in second story. Billiard room and two bedrooms finished in attic. Nook with seats and coat closet, under main staircase. Fireplace in dining-room. Large closets and pantries. Attractive exterior. Stained-glass window on staircase. Sink and portable range in kitchen.

COST: \$4,650, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, . . . \$45.

Price of †† bill of materials, . . . 15.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1678



PERSPECTIVE.

DESCRIPTION.

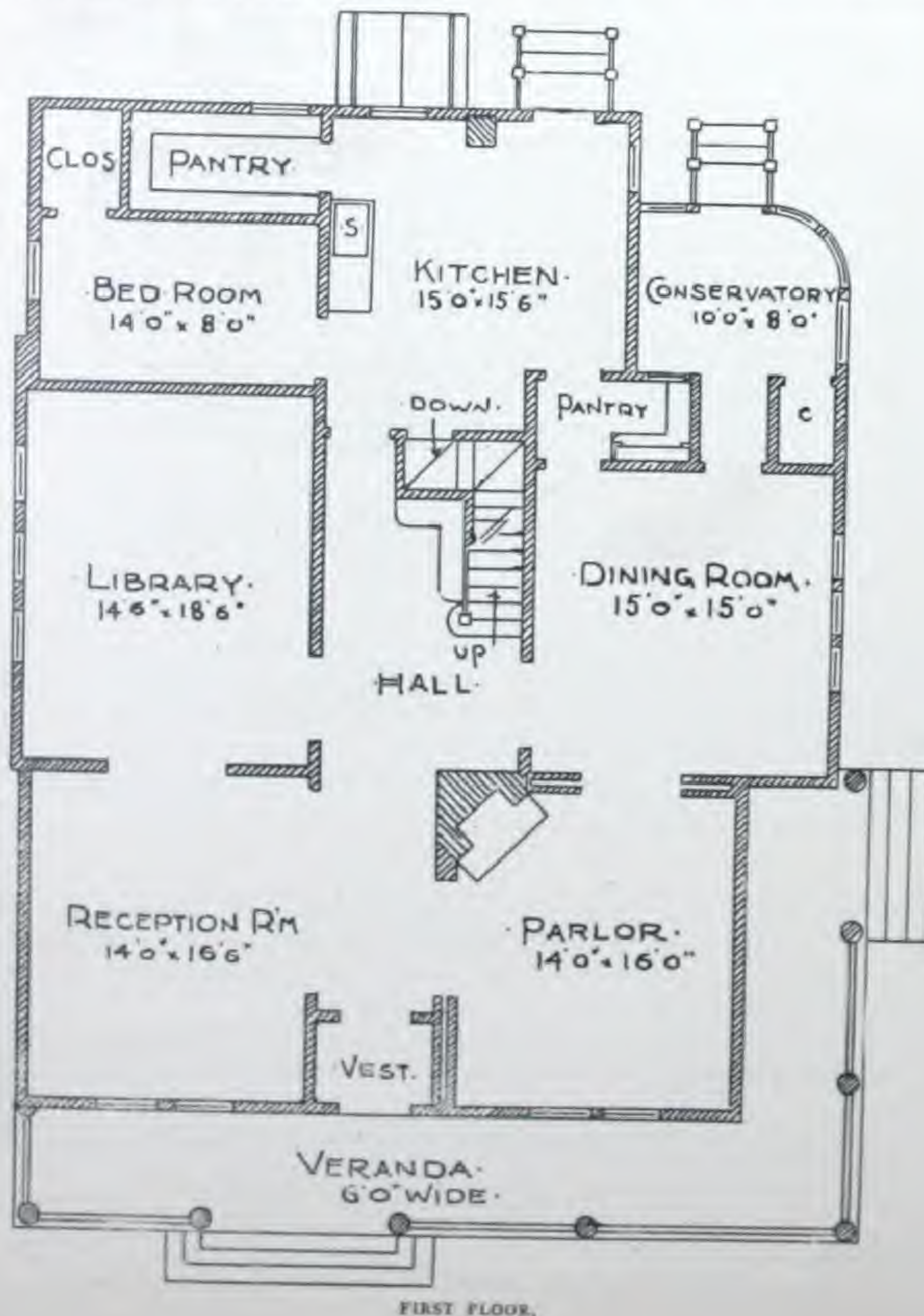
For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, exclusive of veranda, 41 ft. 6 in.; depth, including veranda, 56 ft. 6 ins.

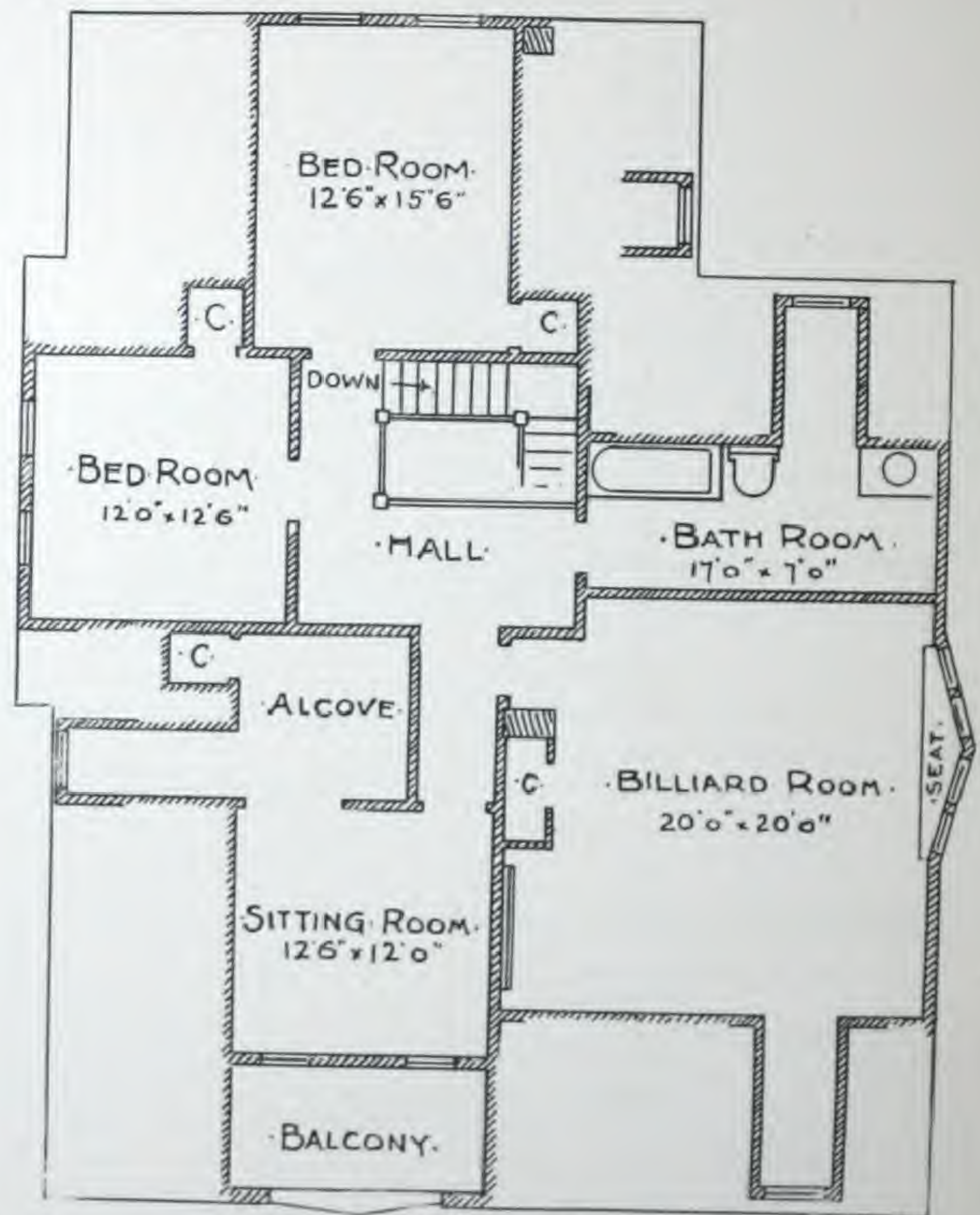
HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 10 ft.; second story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, stone; first story, clapboards; walls above first story and roofs, shingles.

INTERIOR FINISH: Hard white plaster. Floors and trim, N. C. pine. Staircase treads and risers, white pine; newel, rail and balusters, ash. Kitchen and bath-room, wainscoted.



FIRST FLOOR.



SECOND FLOOR.

COLORS: First story, gray. Trim, water-table, casings, sashes, etc., white. Veranda floor, drab; ceiling oiled. Entrance doors finished natural. Shingles on walls left natural. Shingles on roofs stained moss green.

ACCOMMODATIONS: The rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrance and concrete floor. Open fireplace and mantel in parlor. Sliding doors connect parlor with vestibule and back parlor. Conservatory at rear of back parlor. Complete plumbing in bath-room. Sink, range and boiler in kitchen. This house is particularly adapted to a climate where high winds prevail, as the roof is low and broad.

COST: \$4,700, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, detail drawings and
* license to build,

Price of † bill of materials,

\$45.

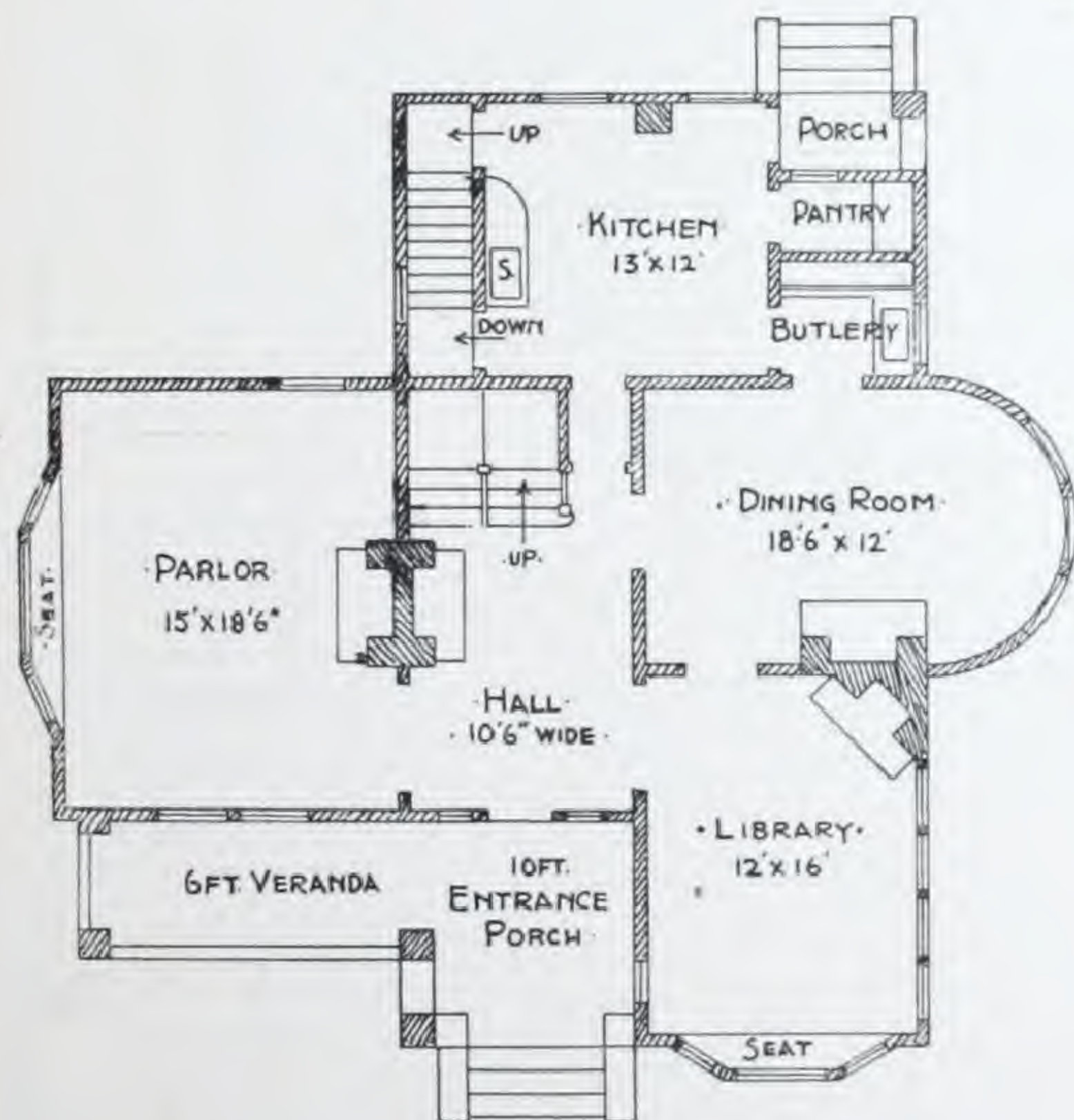
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Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects,
203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

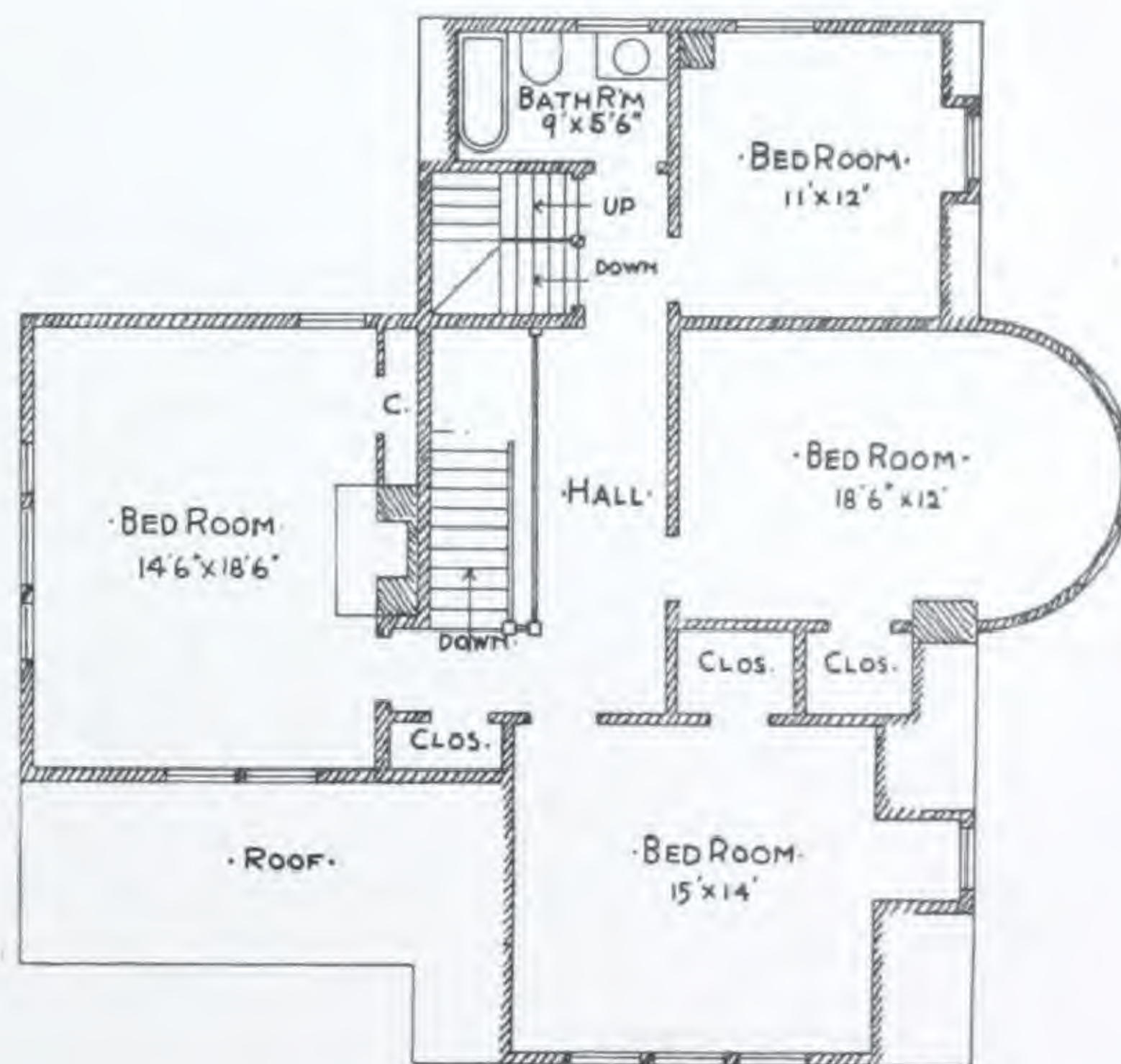
Residence, Design No. 1679



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols ("† etc.) see supplement page B.

GENERAL DIMENSIONS: Width, including tower, 46 ft.; depth, not including bay, 42 ft.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 10 ft.; second story, 9 ft.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, stone; walls, roof and veranda enclosure, shingles.

INTERIOR FINISH: Hard white plaster. Plaster cornices and centres in parlor, library, dining-room and hall. Picture moulding in principal rooms. Oak floor in dining-room, hall and library, soft wood elsewhere. Oak trim in library, dining-room and main hall, white wood elsewhere. Staircase, oak.

COLORS: All shingles on walls stained sienna. Trim, white. Roof stained moss green. Veranda floor, dark brown; ceiling, oiled.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrance and concrete floor. One room finished off in attic. Open fireplace in parlor, library, dining-room and hall, also in one bedroom. Sink and portable range in kitchen. Butler's pantry contains dresser and sink. Windows at side of library are high to allow book shelves to be placed under same.

COST: \$4,800, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, etc., . . . \$50.

Price of †† bill of materials, 15.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1707



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 21 ft. 10 ins.; depth, not including veranda or porch, 60 ft. 8 ins.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 10 ft.; second story, 9 ft.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, stone; first and second story walls, brick veneer; gables, shingles; main roofs, slate; veranda roofs, shingles.

INTERIOR FINISH: Hard white plaster. Plaster cornices and centres in parlor, dining-room and hall. Trim and flooring throughout, yellow pine. Staircase, oak. Picture moulding in first story.

COLORS: Red brick on walls. Roofs, black slate. Shingles, stained bronze green. Trimmings, dark green. Shingle roofs, oiled.

ACCOMMODATIONS: The arrangement of rooms, closets, etc., is shown on the floor plans. Cellar under whole house, with inside and outside entrance and concrete floor. Two rooms finished in attic. Open fireplace in reception hall. Sliding doors connect hall, parlor and dining-room. Shelving and dish-pass in butler's pantry. Sink, boiler and portable range in kitchen. Sideboard alcove in dining-room. Wash-basin under main stairs. Handsome staircase and seat. Back staircase from cellar to second story. Bath-room, with full plumbing, in second story. Ample closet space in bedrooms and hall; also storage space in attic.

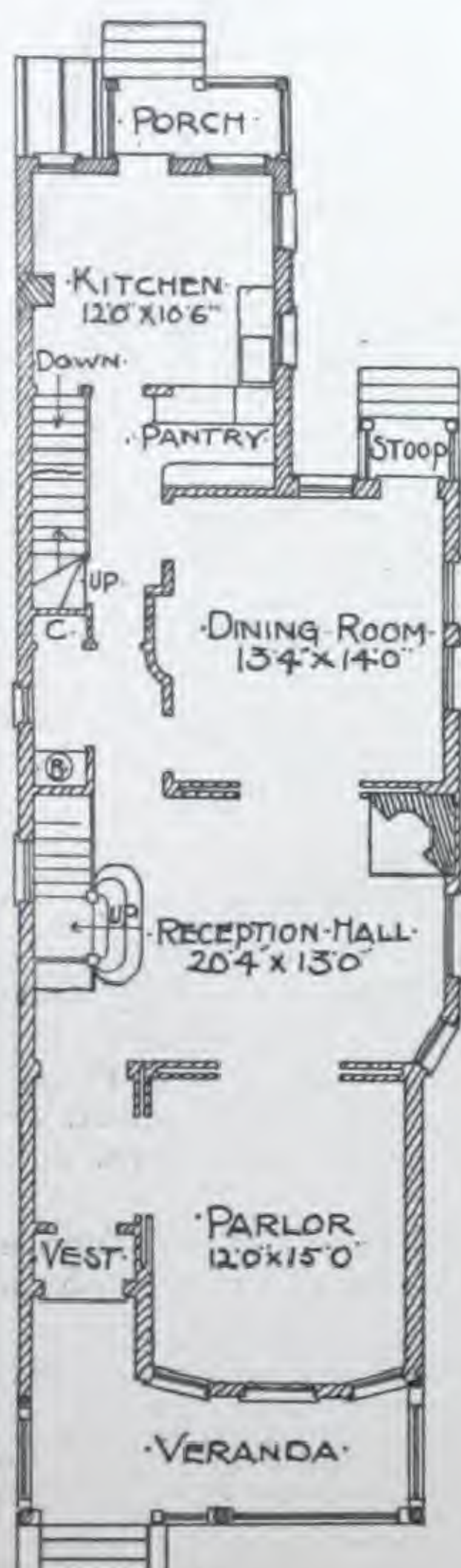
This house is well adapted for a narrow lot and the brick veneer gives the appearance of a brick house without the extra cost of the latter.

COST: \$5,000, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

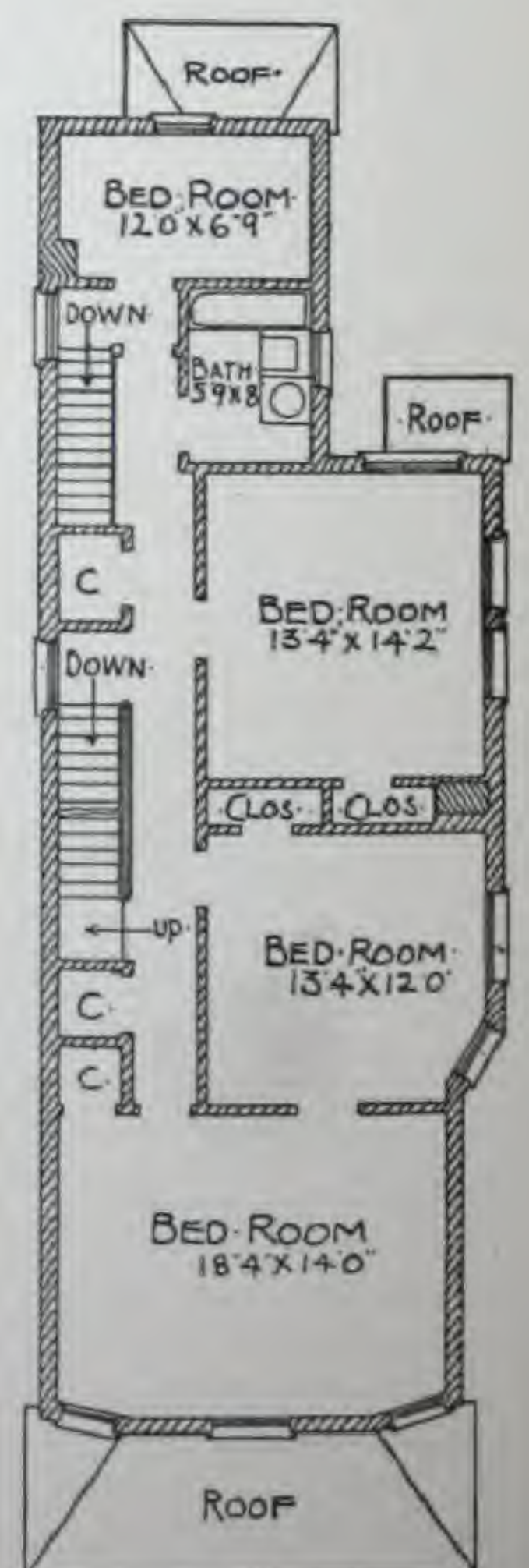
Price of working plans, specifications and detail drawings, . . . \$55.

Price of †† bill of materials, . . . 20.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



FIRST FLOOR.



SECOND FLOOR.

Residence, Design No. 1680



PERSPECTIVE.

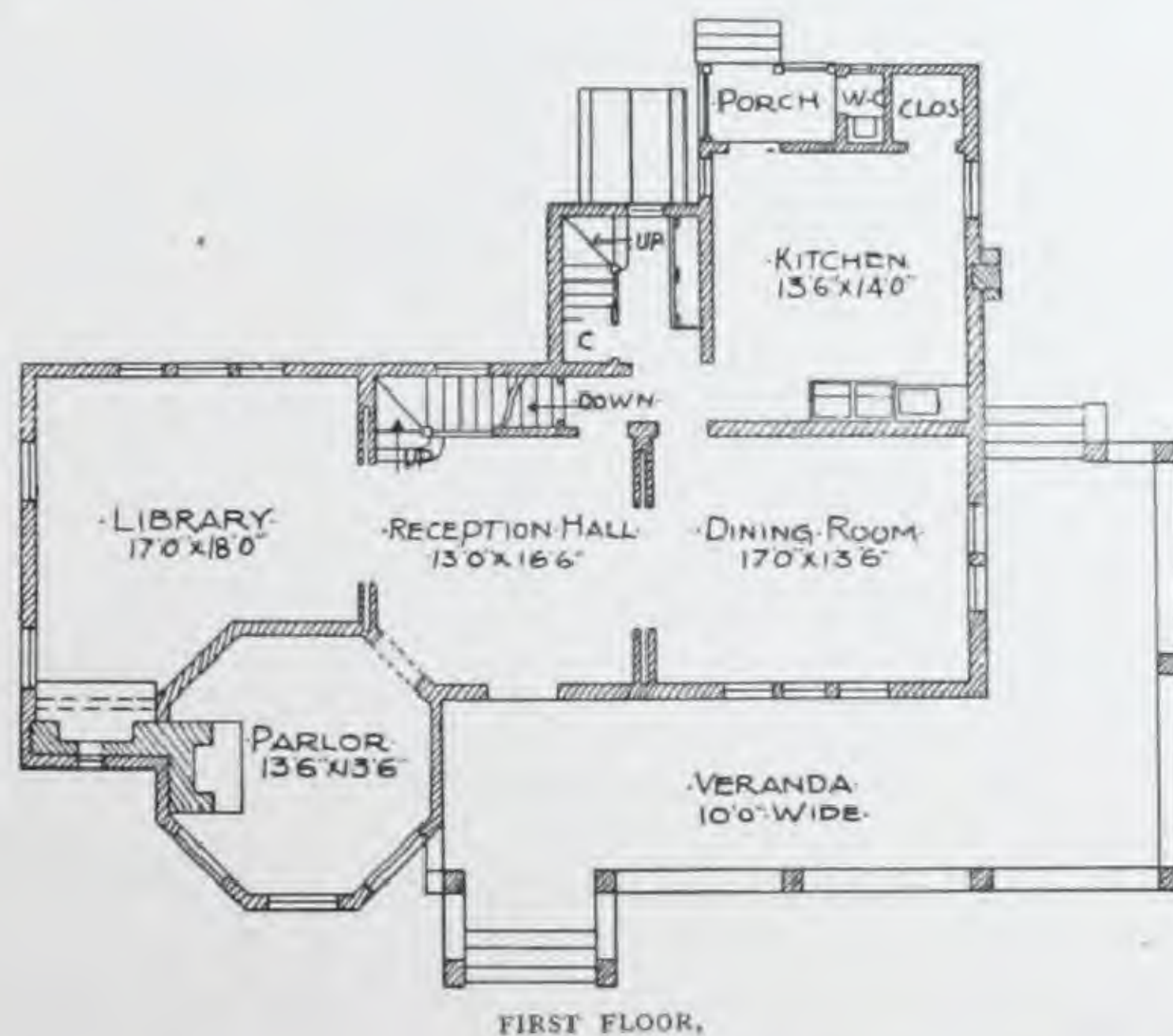
DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

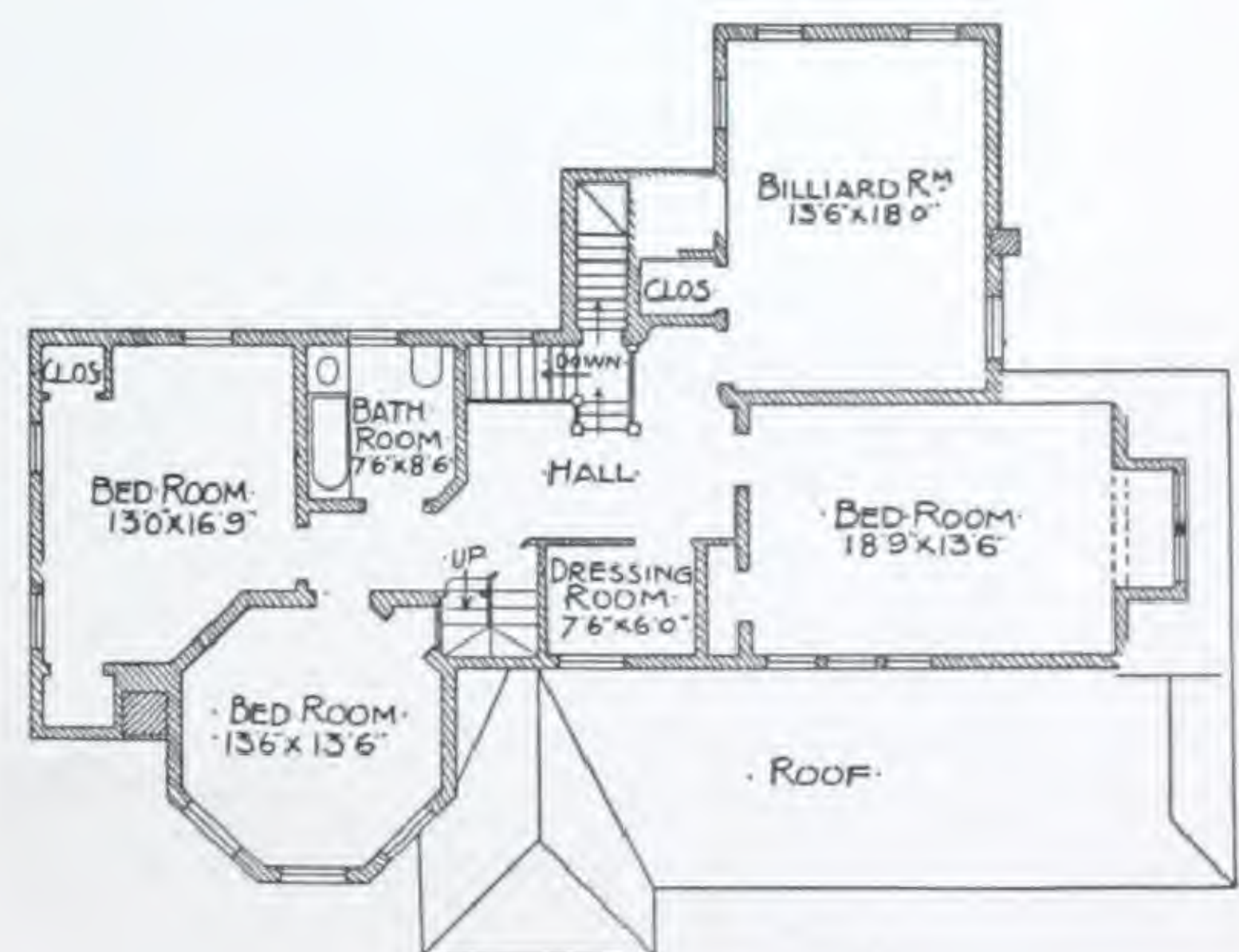
GENERAL DIMENSIONS: Width, including veranda, 59 ft. 8 ins.; depth, including veranda and porch, 43 ft.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 ins.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrance and concrete floor. One room finished off in attic, remainder of attic floored for storage. Combination front and rear stairs from first to second story. Sliding doors connect library, hall and dining-room. Two tubs and sink in kitchen. Water closet on rear porch in addition to full plumbing in bath-room.



FIRST FLOOR.



SECOND FLOOR.

EXTERIOR MATERIALS: Foundation and veranda enclosure, stone; first and second stories, veranda columns and gables, shingles; roof, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish. Floors throughout first story, main part, oak; balance of first story, yellow pine; second story floor, N. C. pine. Trim in kitchen, N. C. pine; balance of first story trim, oak; second story, white wood. Inside blinds to all first and second story windows. Panel backs under windows in parlor, hall and library. Brick mantel, with ornamental window, in library; oak stairs.

COLORS: All shingles, first and second stories, silver gray; gables, dull red; roof, moss green. Trim, white. Veranda floor, dark gray; ceiling, oiled.

COST: \$5,000, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, detail drawings and	
* license to build, etc.,	\$50.
Price of † bill of materials,	15.

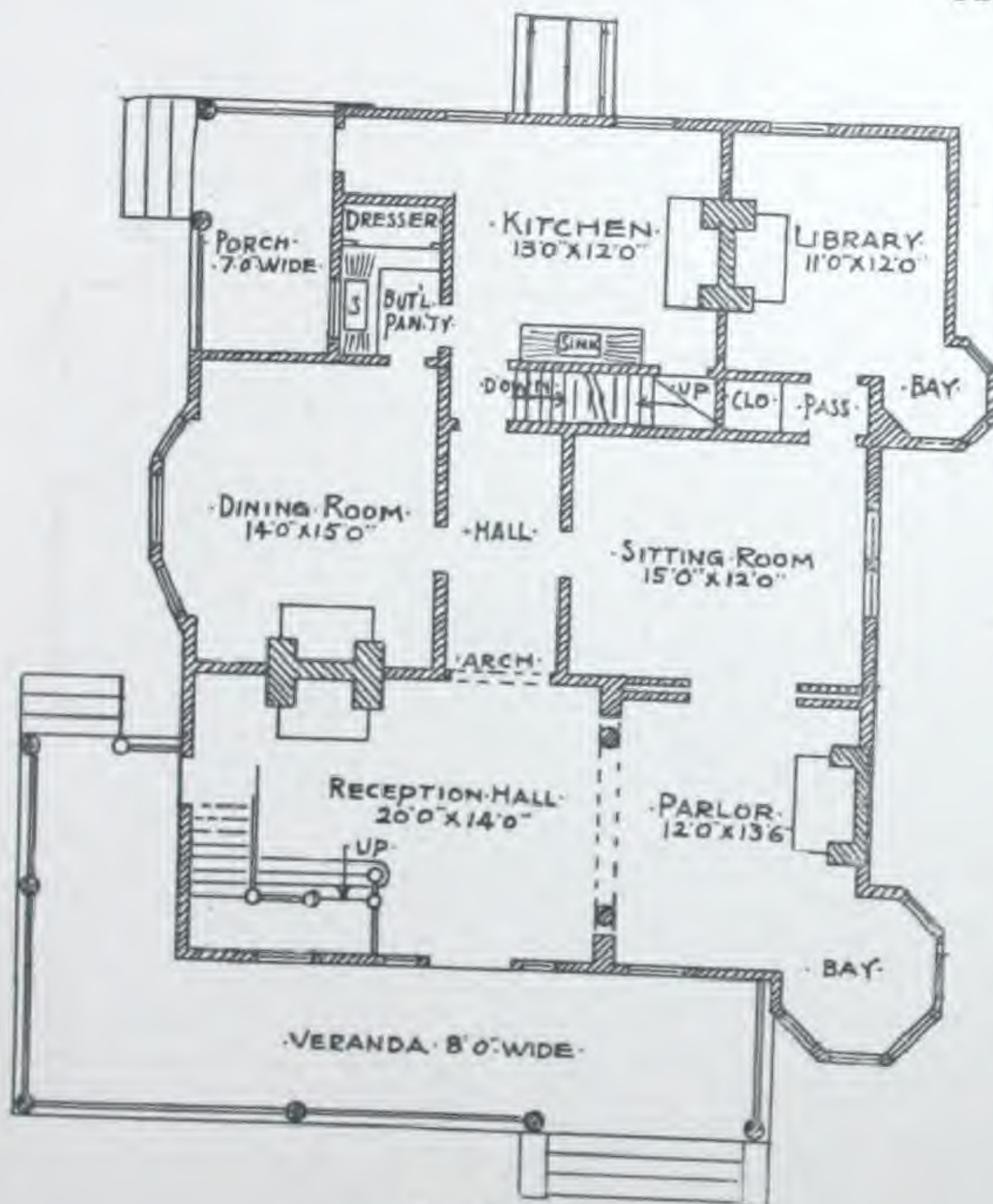
The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "Co-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

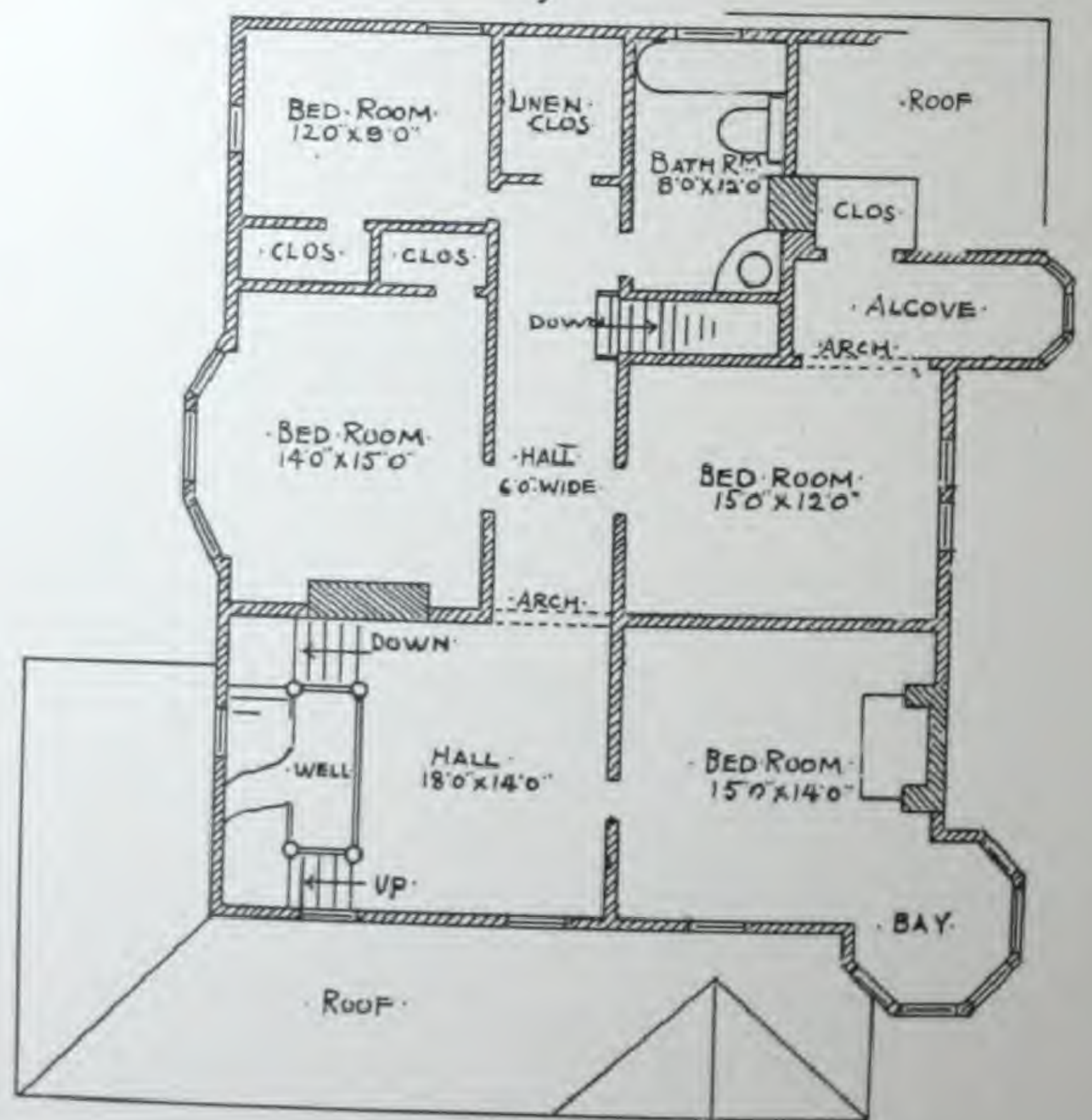
Residence,
Design No. 1775



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols (* etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 43 ft., not including veranda or porch; depth, 47 ft., not including veranda or porch.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 10 ft.; second story, 9 ft.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, stone; first story, clapboards; second story, clapboards and shingles; roof, shingled.

INTERIOR FINISH: Three coat plaster, hard white finish. Plaster cornices and centres in main hall (first story), parlor, library, sitting-room and dining-room. White pine flooring in kitchen, remainder of flooring soft wood. Ash trim in first story, elsewhere white wood. Main staircase, ash. Panels under windows in library, parlor and dining room. Wainscoting in kitchen and bath room. Picture moulding in principal rooms and hall of first story. All interior woodwork finished in hard oil varnish.

COLORS: All clapboards, olive drab. Trim, including water-table, corner boards, casings, cornices, bands, outside blinds, rain-water conductors, veranda posts, rail, etc., olive green. Sashes, dark red. Veranda floor and ceiling, oiled. All shingles oiled and in red stain.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under the whole house, with inside and outside entrances and concrete floor. Brick-set range and boiler in kitchen. Sink in butler's pantry. Laundry with two sets of tubs in cellar, also servants' water-closet. Bath-room with full plumbing in second story. Double sliding doors connect parlor and sitting-room. Large portière opening between hall and parlor, with large columns on pedestals, practically makes the parlor and hall one large room. Open fireplaces in parlor, hall, dining-room and library. Seat under staircase in main hall first story. Two rooms and hall finished off in attic.

COST: \$5,000, not including mantels, range and heater. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$50.
Price of 1/2 bill of material, 15.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be reduced in size. Fireplaces may be omitted. Additional room may be finished off in attic. Piazza may be extended around tower. Sliding doors may be introduced where portières occur. The laundry in cellar may be omitted and tubs placed in kitchen.

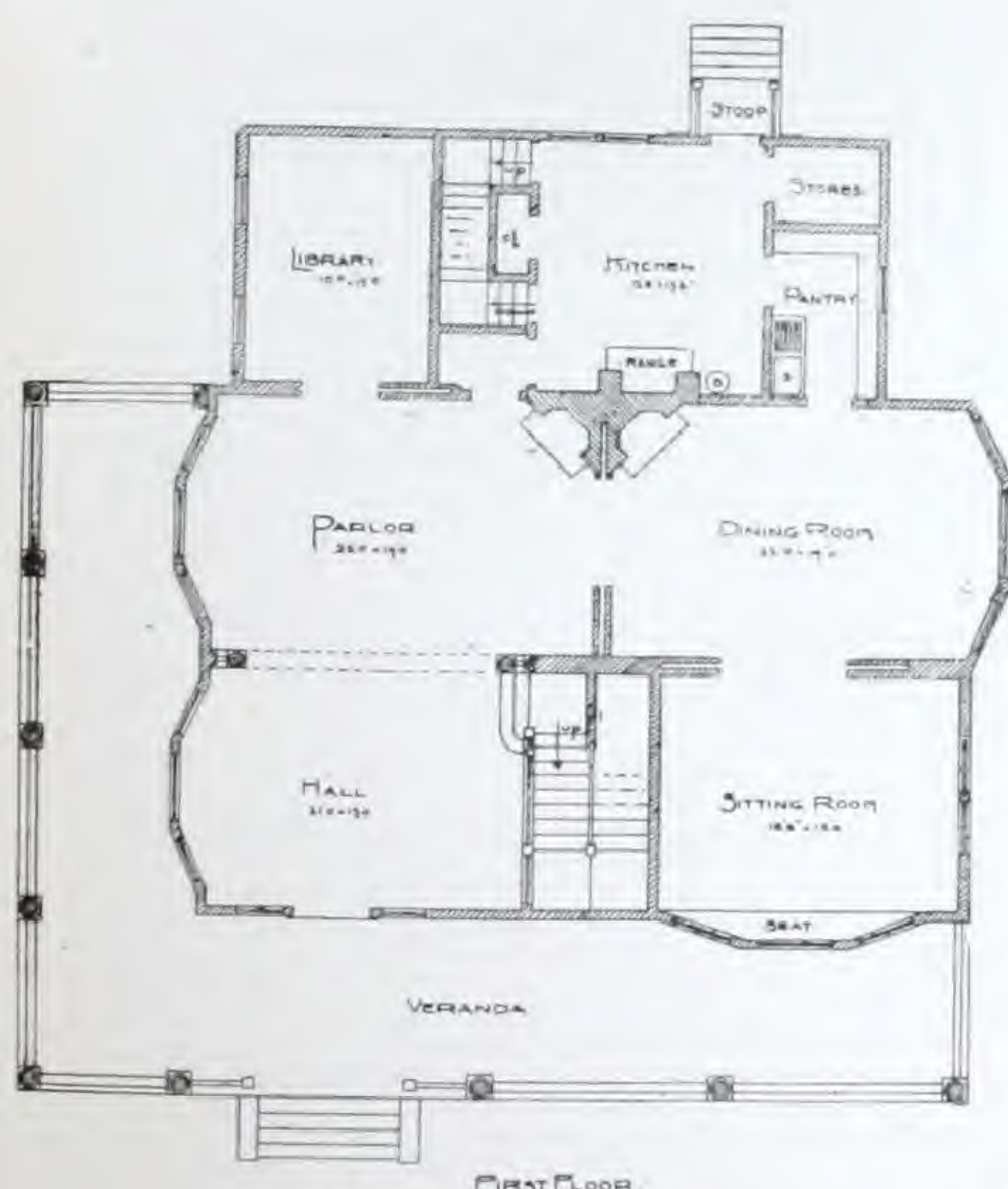
Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1776

For Plan and Description of this Stable
see page 97.



PERSPECTIVE.



FIRST FLOOR.

DESCRIPTION.

For explanation of all symbols (* f etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 46 ft., not including veranda or porch; depth, 45 ft., not including veranda or porch.

HEIGHTS OF STORIES: Cellar, 8 ft.; first story, 11 ft.; second story, 10 ft. 6 ins.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, stone; first story, shingles; second story, clapboards; roof, shingles.

INTERIOR FINISH: All floors in first story to be of soft wood; also second floor. Interior trim of pine. Hard pine floors in kitchen and butler's pantry. Mantels to be of stock design. Main staircase of N. C. pine; handrail, ash. Stained N. C. wainscoting in kitchen and bath-room. Panels under window seat in dining-room bay.

COLORS: All clapboards painted a dark green; all shingles on side walls of house, dormers, etc., to be dark green. Roof shingles stained and brush coated a moss green. All cornices, bands, etc., to be deep bluff. All interior woodwork painted to suit.

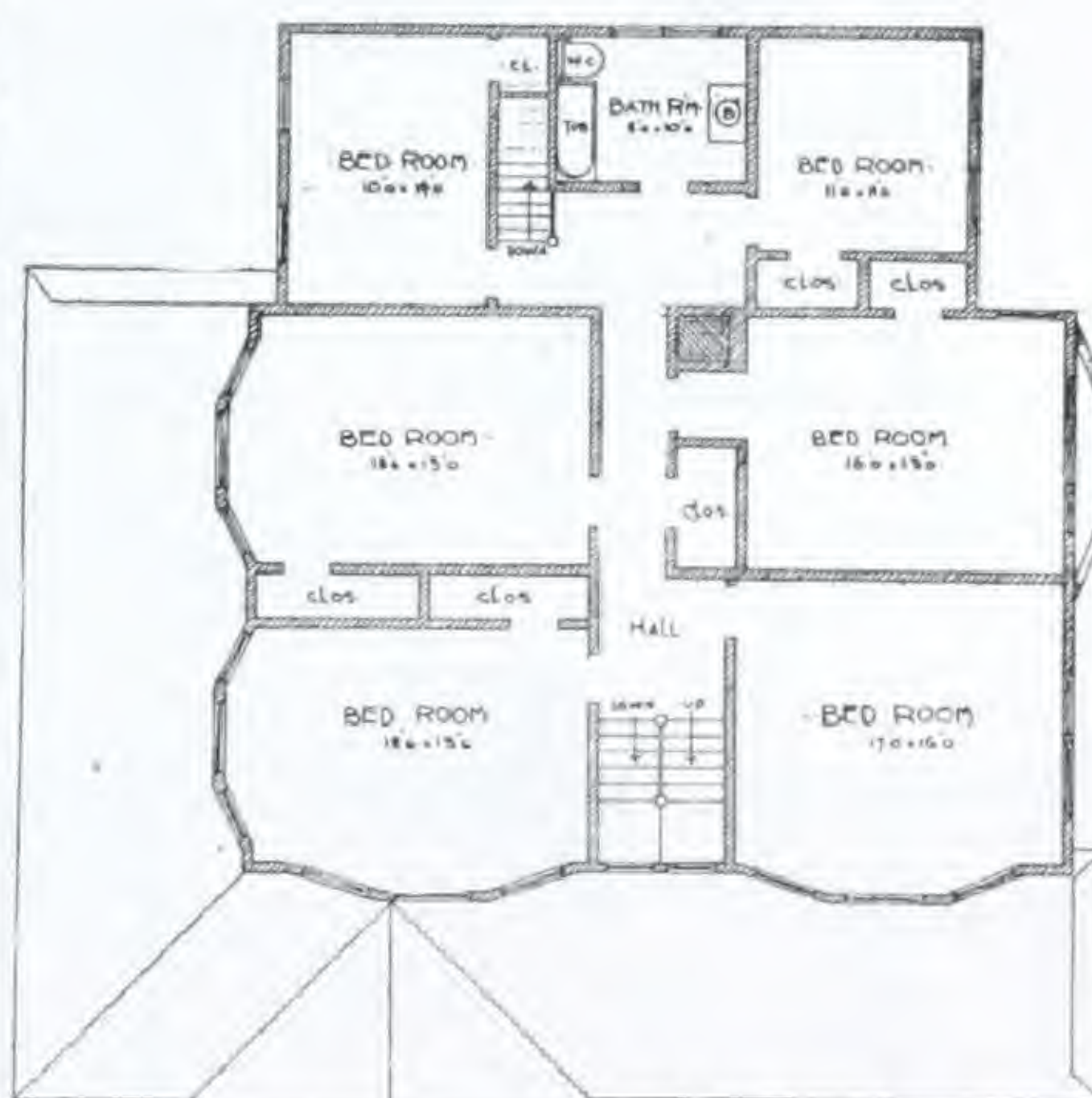
ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under the whole house with inside and outside entrances and concrete floor. Attic floored for storage only. Wide portière opening between parlor and hall. Sliding doors between parlor and dining-room and sitting-room. Large bays on all principal rooms of first and second stories. Wide veranda on front and side of house. Height of veranda designed so as to not interfere with light of rooms.

COST: \$5,000, complete. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$55.

Price of bill of materials, 20.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.



SECOND FLOOR.

FEASIBLE MODIFICATIONS: General dimensions, materials, colors, etc., may be changed. Cellar may be reduced in size or omitted. Laundry may be introduced in cellar. Servants' rooms may be finished off in basement and area windows introduced so as to give ample light and ventilation to same. Portable range may be substituted for brick-set range. Rooms may be finished off in attic. Veranda may be run around on side so as to give an even balance to view of house from front as well as comfort and shade to rooms on side exposed.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton St., New York, N. Y.

NOTES.

Prices for material and labor, on which all costs of structures are based, are given on supplement page B.

Many people think it an unnecessary expense to invest in working plans, etc., that their builders can draw up plans or follow rough sketches of their own. This is a great error. It would be true economy to pay even five times as much as our charges for proper drawings, etc. Without them mistakes are sure to occur, and to rectify a single mistake often costs much more than the cost of the plans.

It is also impossible to get a low or correct estimate without the working plans and specifications.

Plans may be returned to us if cost exceeds our estimates. (For terms see supplement page B.)

A NEW FEATURE.

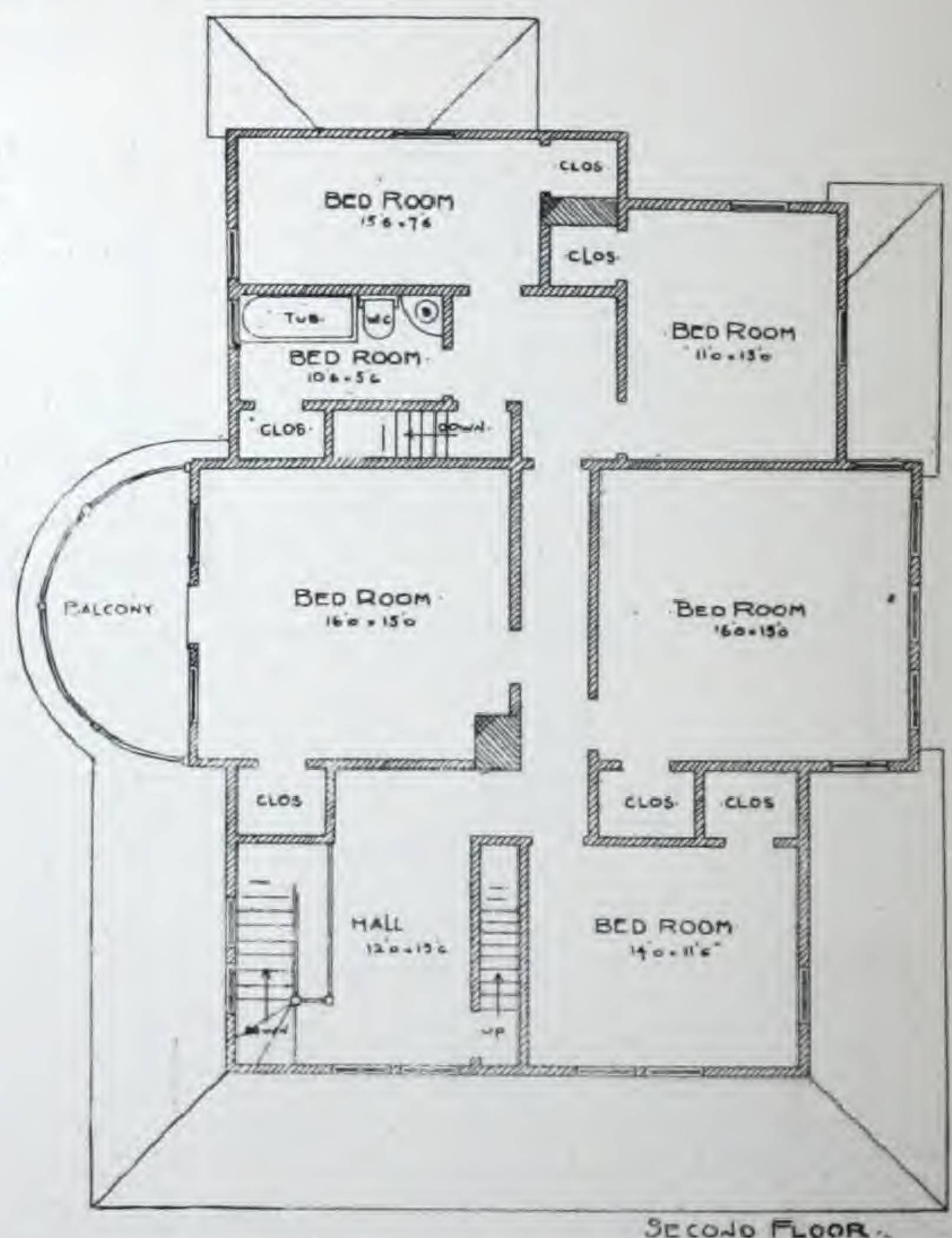
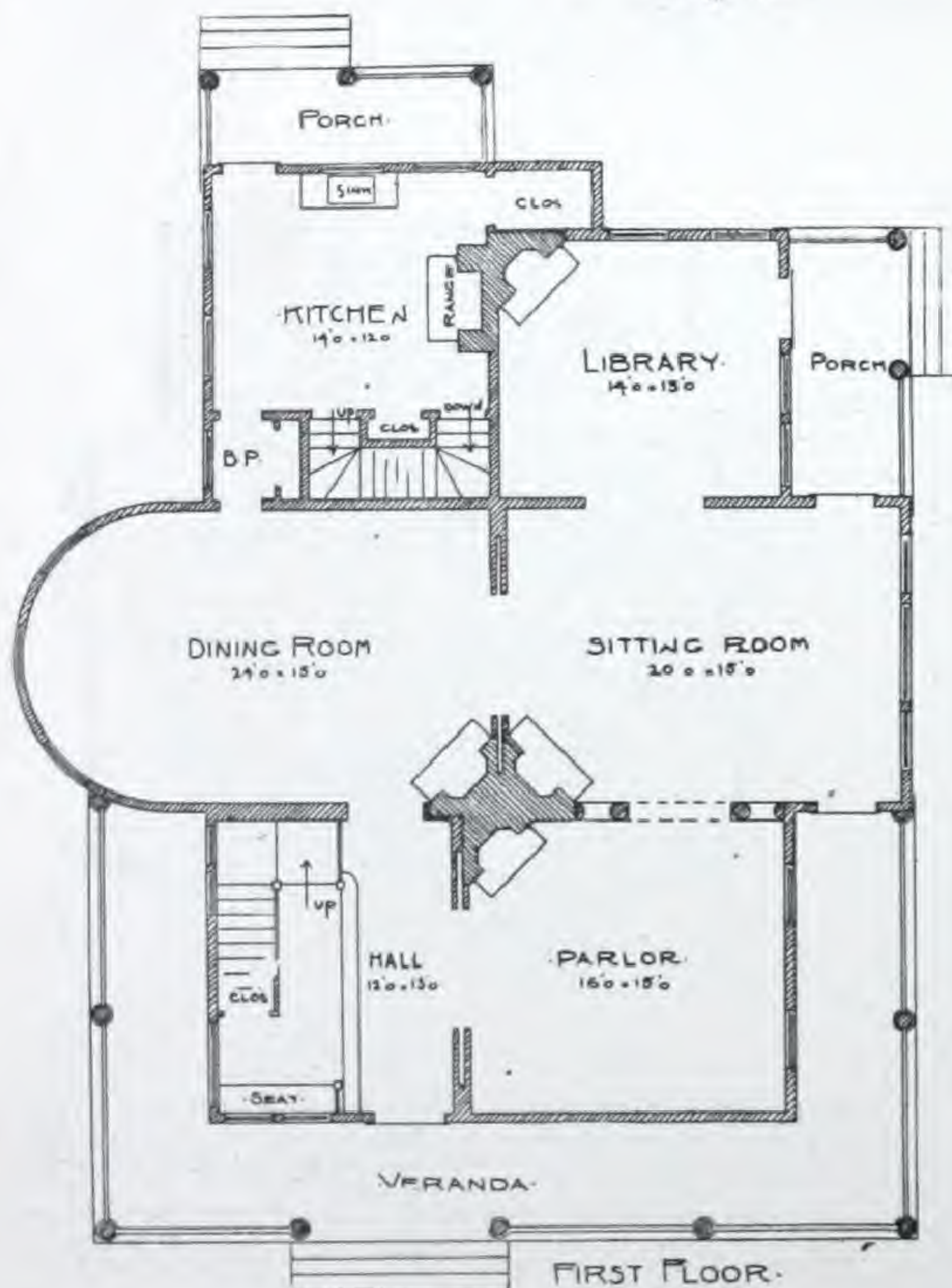
HEREAFTER, INSTEAD OF FIGURING THE COST OF OUR HOUSES "NOT INCLUDING THE HEATING APPARATUS AND THE PROFIT OF THE CONTRACTOR," WE SHALL SELECT THE BEST MODE OF HEATING FOR EACH DESIGN AND FIGURE SAME IN THE ESTIMATE TOGETHER WITH A FAIR PROFIT FOR THE CONTRACTOR SO THAT THE PRICE STATED WITH EACH DESIGN IS A FIGURE COMPLETE, WHICH THE OWNER CAN SAFELY FEEL WILL INCLUDE EVERYTHING AND THAT THE CONTRACTOR WILL BE PAID A FAIR PROFIT IF HE CONTRACTS WITH THE OWNER AT THAT FIGURE. OF COURSE, IF YOU BUILD BY DAY'S LABOR OUR ESTIMATE IS HIGHER BY 10 TO 15% THAN NECESSARY. OUR ESTIMATES ARE BASED ON NEW YORK PRICES FOR MATERIALS AND LABOR. IN OTHER SECTIONS OF THE U. S. THE COST SHOULD BE LESS.

OUR ESTIMATES ARE GUARANTEED, AS USUAL. (SEE SUPPLEMENT PAGE B.)

Residence,
Design No. 1777



PERSPECTIVE.



DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 46 ft., not including veranda or porch; depth, 48 ft. 6 ins., not including veranda or porch.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 10 ft.; second story, 9 ft. 6 ins.; attic, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story, shingles; roof, shingles. Balcony floor covered with canvas and painted. Two coats metallic paint, color to be selected. Sides of dormers and roofs of same shingled. Columns on veranda square, boxed with moulded caps.

INTERIOR FINISH: Hard white plaster. Plaster cornices and centres in parlor, dining-room, sitting-room and octagonal bedroom. Hard pine flooring in kitchen, pantries and bath-room. Soft wood flooring in all other rooms. Oak trim in first story hall. Yellow pine trim in pantries, kitchen and bath-room. All other trim soft wood, stained to suit owner. Chair-rail in dining-room. Staircase, oak. Wainscot in bath-room and kitchen. Front and vestibule doors, oak. Interior woodwork finished in hard oil.

COLORS: First story, gray. Trim, water-table, casings, sashes, etc., white. Veranda floor, drab. Ceiling, oiled. Entrance doors finished natural. Shingles on walls left natural. Shingles on roof stained moss green.

ACCOMMODATIONS: The rooms and their sizes, closets, etc., as shown on plans. Cellar under the whole house, with inside and outside entrances and concrete floor. Hall has large platform full length of hall, one step up, and seat on same. Coat closet under stairs. Fireplaces in parlor, billiard room and dining-room, also library. Sliding doors between parlor, hall, dining-room and billiard room. Arch with columns and grille work between parlor and billiard room. Two rooms finished in attic.

COST: \$5,000, complete. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, detail drawings, etc., \$50.
Price of full bill of materials, 20.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be placed under part of house or omitted entirely. Attic may be left unfinished, but floored for storage. Fireplaces, sliding doors and part or all of plumbing may be omitted.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



PERSPECTIVE.

DESCRIPTION.

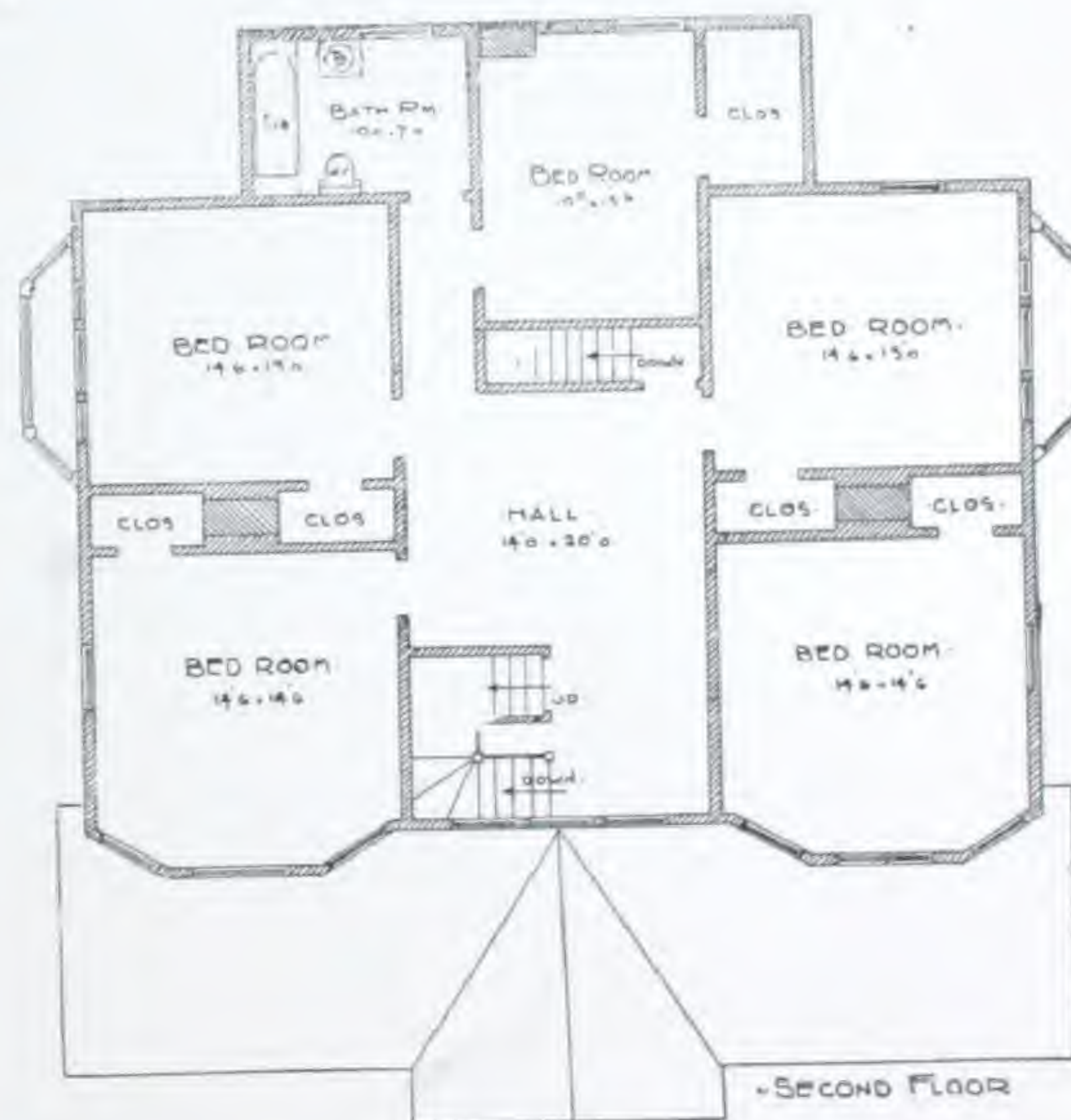
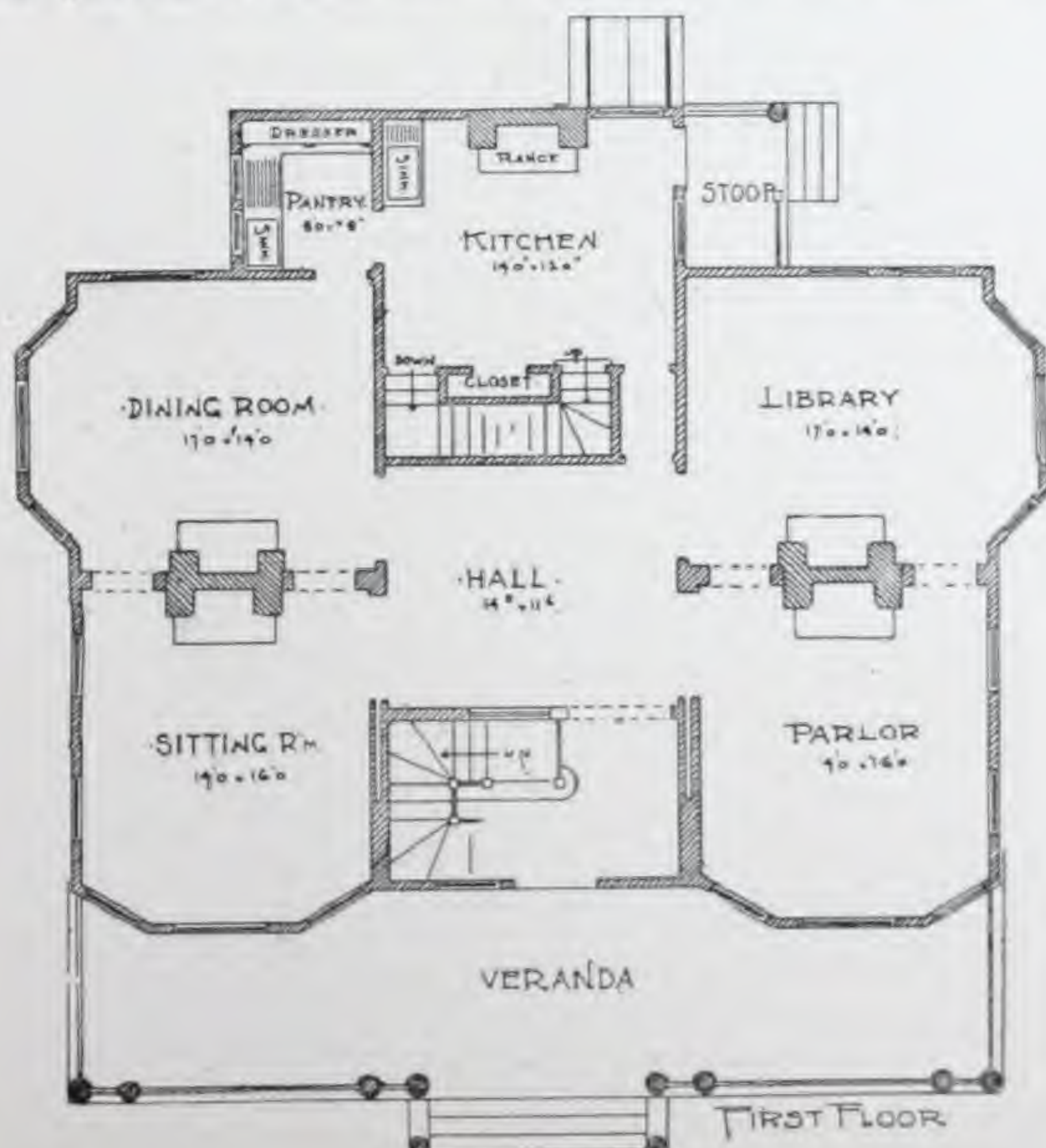
For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 49 ft. 6 ins., not including veranda or porch.
HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 10 ft.; second story, 9 ft. 6 ins.; attic open to roof.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story and gables, shingles; roofs, shingled. Ornament panel in front gable of veranda made of stock design papier-maché. Piers throughout entire house supporting veranda and porch columns to be built of brick.

INTERIOR FINISH: Two coat plaster, hard white finish. All floors of first and second stories of white pine. Trim in all rooms of stock white pine trim, reeded and moulded. Cellar under rear half of house. Main staircase of N. C. pine and handrail and balusters of ash, stock design. Kitchen and bath-room wainscoted. Chair-rail in dining-room. All interior woodwork grain-filled and finished with hard oil varnish. White wood trim stained to suit owner.

COLORS: Trim, including water-table, bands, corner boards and casings, piazza, pedestals, rail, etc., tan. Clapboards, hazel. Sashes, dark green. Shingles on side of building left natural for weather stain. Shingles on gables stained burnt sienna. Roof



shingles left natural for weather stain. Piazza floor and ceilings, also outside door and piazza columns, oiled. Brickwork washed down and oiled.

ACCOMMODATIONS: The principal rooms and their sizes as shown by the floor plans. Cellar under the whole house, with inside and outside entrances. Dining-room and sitting-room, library and parlor connected by arches. Sitting-room, hall and parlor connected with sliding door. Butler's pantry has sink; dresser, with drawers underneath. Kitchen has sink, also, with boiler and brick-set range attached. Front and rear staircase. Front entrance-hall has arch, giving a pleasing appearance to the eye on entering, or, practically speaking, two halls. Two front bedrooms in second story have bay windows.

COST: \$5,000; not including mantels, range, heater and plumbing. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$50.

Price of †† bill of materials, 20.

FEASIBLE MODIFICATIONS: General dimensions, materials and color may be changed. A number of rooms may be finished off in attic. Piazza may be extended around both sides to bay windows. Fireplaces may be omitted and have flues only. Kitchen brick-set range may be changed to portable range. Cellar may be reduced in size.

Address, "Co-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1779



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 67 ft. 6 ins., not including veranda or porch; depth, 38 ft. 6 ins., not including veranda or porch.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 11 ft.; second story, 9 ft.; attic, unfinished.

EXTERIOR MATERIALS: Foundation and parts of first story, stone; second story, sheathing covered with canvas and strips planted on to form paneling. Tower wall of stone. Narrow partitions on plans show frame. Rear balcony floor covered with tin. Roof, shingled.

INTERIOR FINISH: Three coat plaster, hard white finish. Plaster cornices and centres in dining-room, parlor and hall of first story. First story floor double, with paper between. Soft wood flooring and trim throughout, except in hall and dining-room, which is trimmed and floored with ash. Main staircase, ash. Kitchen, butler's pantry and bath-room, wainscoted. Panel backs under windows in parlor and dining-room. Trim in parlor painted ivory white. Floor in dining-room and hall to have two coats hard oil varnish. Remainder of interior wood-work grain filled and finished with hard oil varnish, rubbed to a dull gloss.

COLORS: All stone work well pointed up with black cement, and waterproof shingles on roof left natural for weather stain. Panels on all gables painted light brown. Stiles painted buff color. Outlookers under main cornice painted white. Casings of doors and windows painted white. Sashes, maroon.

ACCOMMODATIONS: The principal rooms and their sizes as shown by the floor plans. Cellar under kitchen, butler's pantry and sitting-room only, with concrete floor, inside and outside entrances. Laundry under kitchen with two tubs. Open fireplaces in sitting-room and den. Toilet under main staircase. Library provided with book shelves. Butler's pantry has two dressers and slop sink. Brick-set range, boiler and sink in kitchen. Arch with columns and pedestals between hall and dining-room.

COST: \$5,500, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

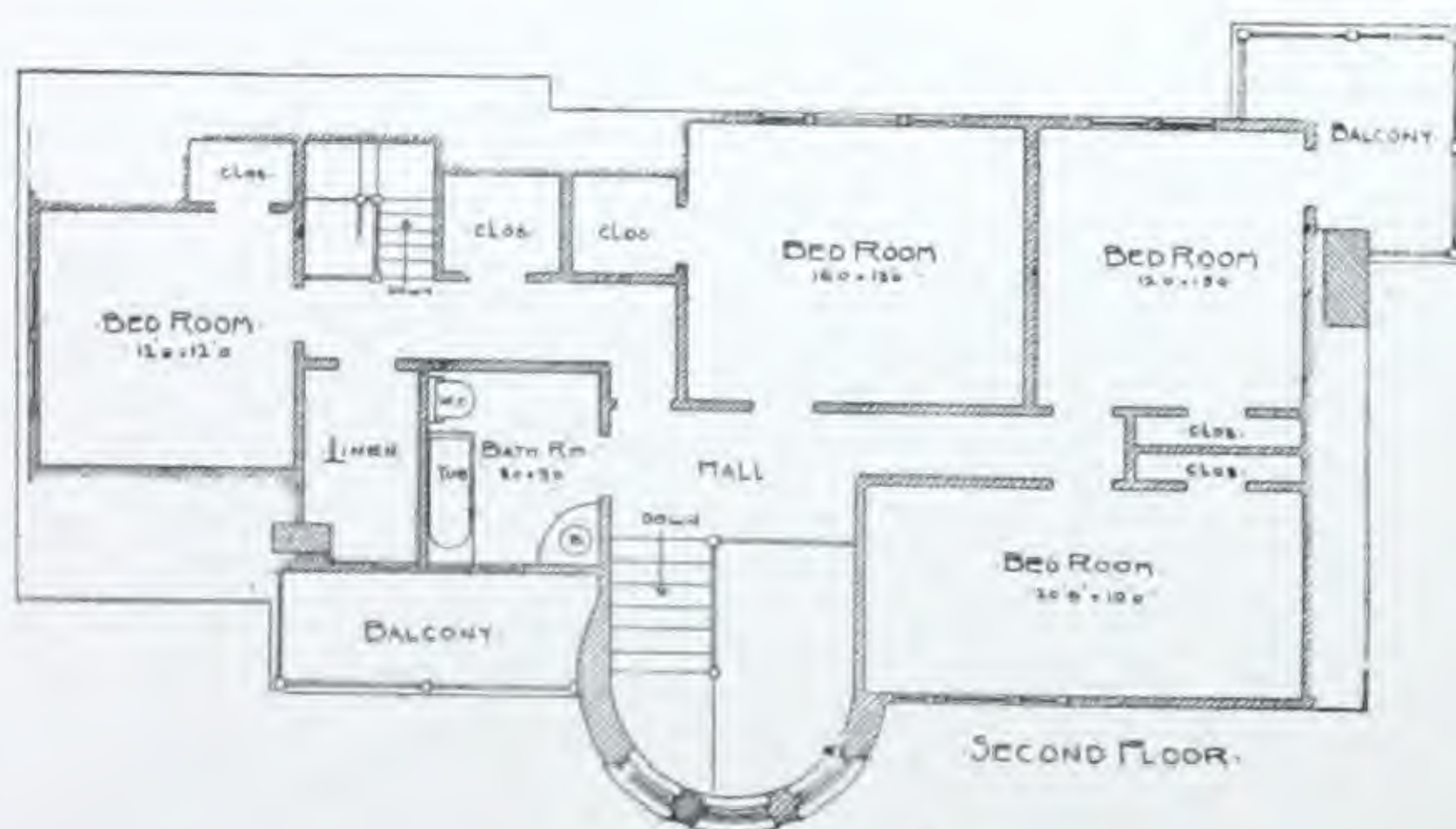
Price of working plans, specifications and detail drawings, . . . \$55.

Price of †† bill of materials, 20.

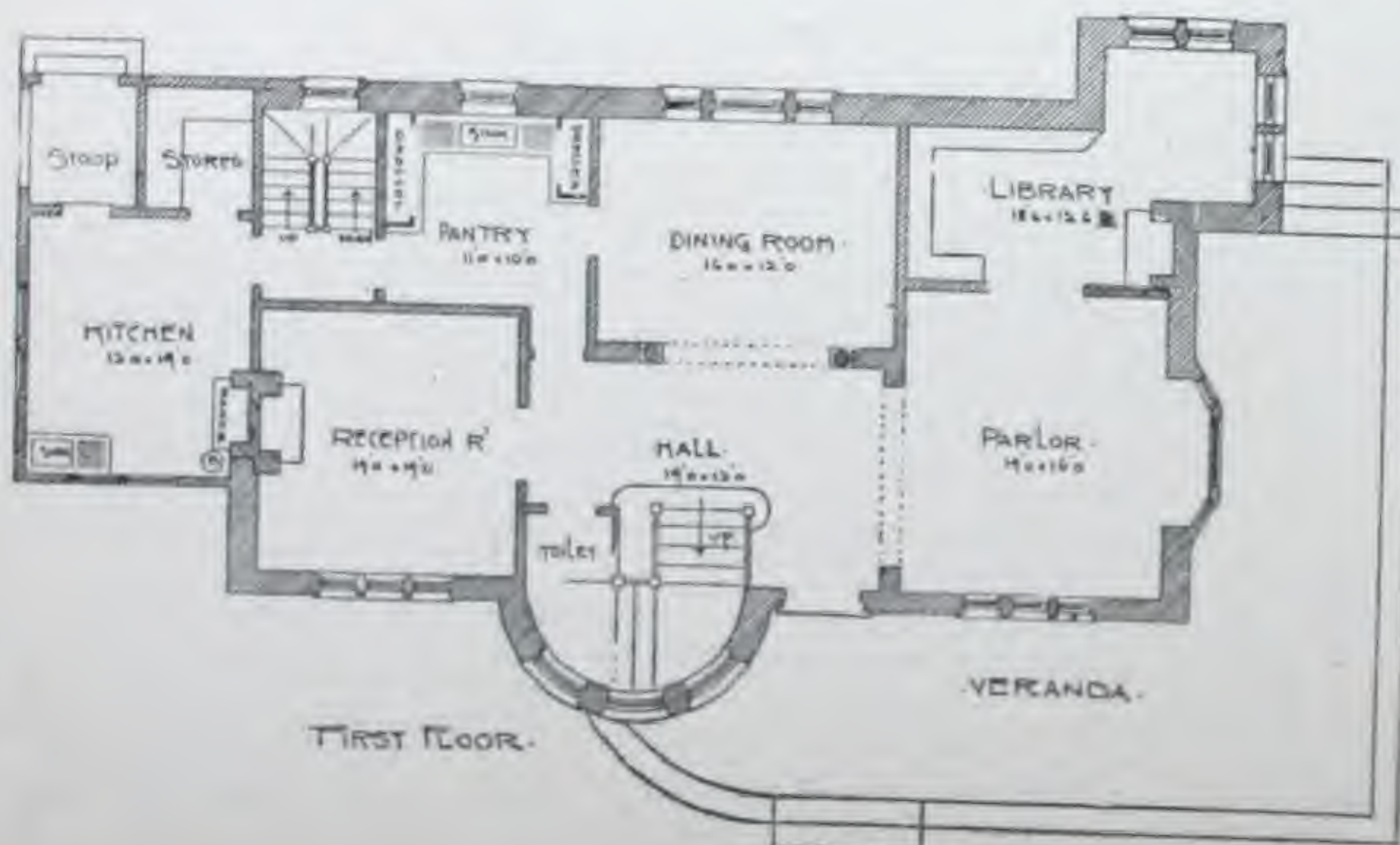
The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

FEASIBLE MODIFICATIONS: General dimensions, colors and materials may be changed. Cellar may be placed under whole house or omitted entirely. Sliding doors may be introduced where arches are now shown. Fireplace may be introduced in parlor. Gables may be changed to plaster paneling, rough coat.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



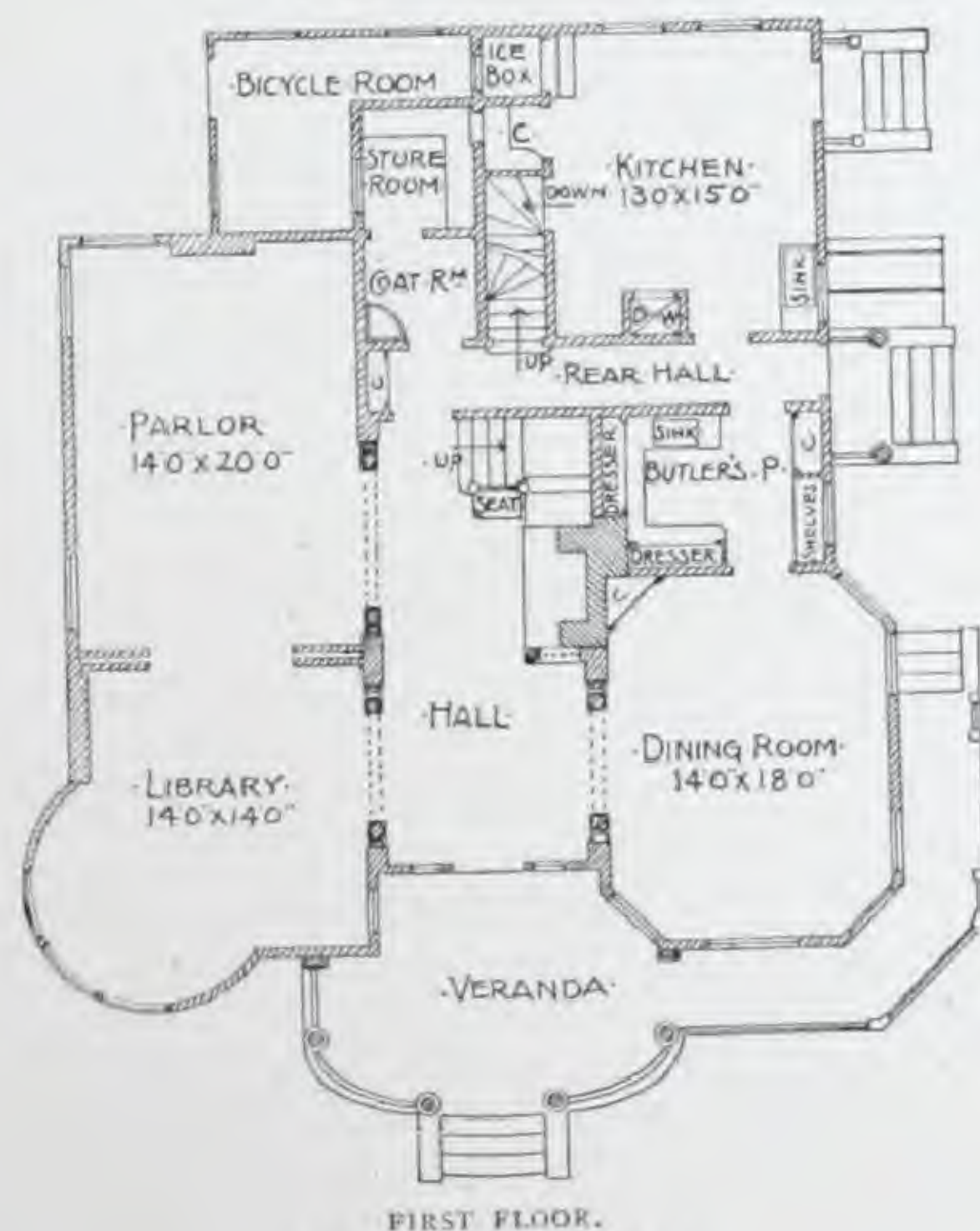
SECOND FLOOR.



FIRST FLOOR.



PERSPECTIVE.



FIRST FLOOR.

DESCRIPTION.

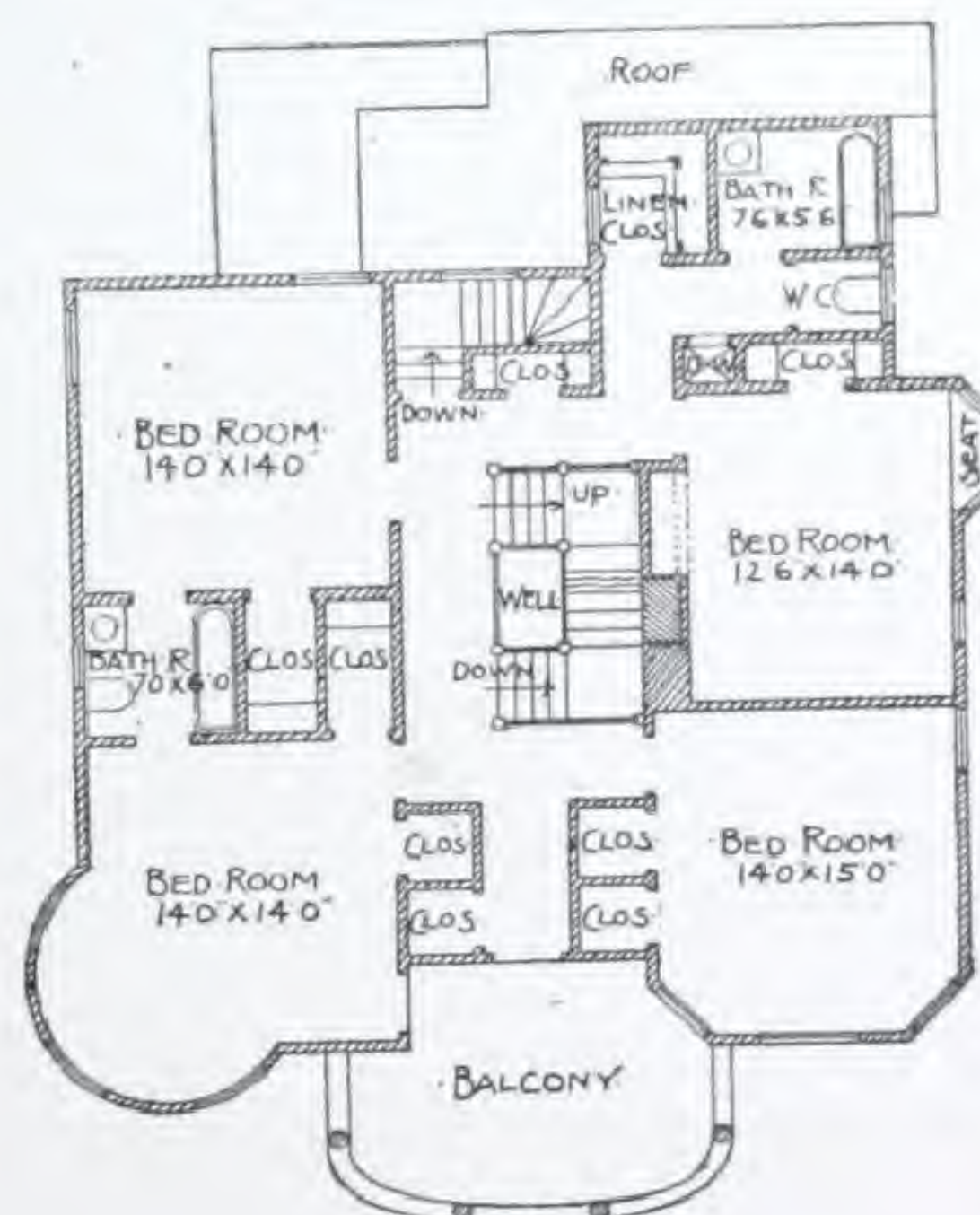
For explanation of all symbols (* etc.) see supplement page B.

GENERAL DIMENSIONS: Width through dining-room and library, 41 ft.; depth through dining room and kitchen, 46 ft.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 10 ft.; second story, 9 ft.; attic, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, stone; first story, except tower, clapboards; second story, gables and tower, shingles; roof, shingles.

INTERIOR FINISH: Hard white plaster, except in bicycle-room, which is unfinished. First story floors, double; finished floor in hall and dining-room, yellow pine; balance of floors throughout, N. C. pine. Cypress trim in first story, principal part; balance of trim, N. C. pine. Staircase, oak. Kitchen wainscoted in yellow pine; bath-room, with plaster to imitate tiling. Wood cornice in first story main hall. Picture moulding in all principal rooms throughout. Chair-rail in dining room. Panel backs under windows in all principal first story rooms. Hard wood mantle in library and parlor. Ornamental



SECOND FLOOR.

columns and grilles connecting hall with parlor, dining-room and library. Sliding doors between parlor and library.

COLORS: First story, buff. Trim and sashes, white. Blinds, dark green. Veranda floor and ceiling, oiled. All shingles left natural for weather stain.

ACCOMMODATIONS: The principal rooms, their sizes, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrance and concrete floor. Laundry under kitchen, with three set tubs. Two large rooms and hall finished in attic. Open fireplace in main hall. Dumb-waiter from laundry to second story. Two bath-rooms, with full plumbing, in second story. Wash-basin in first story coat-room. Large linen closet in second story, containing shelves and drawers. Entrance to balcony from second story hall.

COST: \$6,000. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$65.

Price of 11 bill of materials, 25.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Brick Residence,
Design No. 1681



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Width over all, 20 ft.; depth, including kitchen extension, but exclusive of front bay or stoop, 56 ft. 2 ins.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 10 ft.; second story, 9 ft.; third story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation and all walls except front, common red brick; front wall, face brick; window heads, cornice, soffit of bay, etc., copper; roof, slate.

INTERIOR FINISH: Hard white plaster. Plaster centres in parlor, dining-room, two halls and large front bedroom. Floor in dining-room, two bath-rooms and main hall, first story, oak; kitchen floor, yellow pine; balance of floors, soft wood. Trim in dining-room and halls, oak; kitchen, yellow pine; balance of trim, soft wood, painted or stained as desired. Main staircase, oak. Bath-room and kitchen, wainscoted. Brick mantel in each hall and in dining-room; hardwood mantels in parlor and bedroom.

COLORS: Front of house, gray. Other brickwork, oiled. Trim, copper. Sashes, white.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole house, with concrete floor. Entrance to cellar under front stoop, also inside entrance from butler's pantry. Three rooms, hall and bath-room in third story. Open fireplace in parlor, dining-room, two halls and front bedroom. Brick-set range, sink, boiler and two washtubs in kitchen. Butler's pantry contains dresser and sink. Two bath-rooms contain full plumbing.

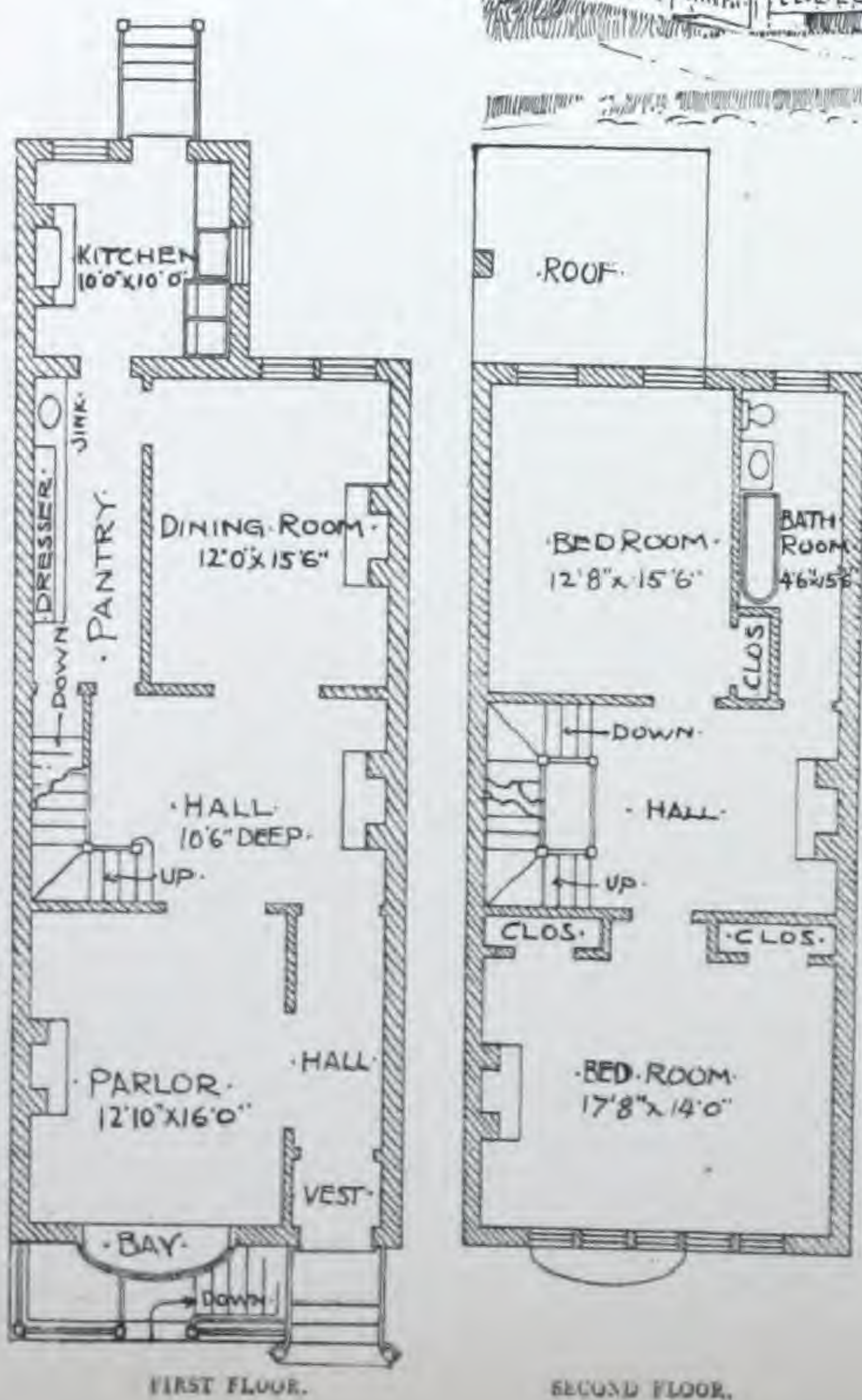
COST: \$6,150, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$65.

Price of 11 bill of materials, 25.

The price for a modified design is greater, varying according to the alterations desired and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



Residence, Design No. 1709



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* & etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, not including veranda, 40 ft. 6 ins.; depth, including tower, 52 ft. 3 ins.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft. 6 ins.; second story, 9 ft.

EXTERIOR MATERIALS: Foundation, stone; first story, clapboards; second story, gables and roof, shingles.

INTERIOR FINISH: Hard white plaster. Trim and flooring in parlor and sitting room, cherry; in kitchen, yellow pine; in hall and dining-room, oak; in second story, yellow pine. Floor in conservatory, concrete. Oak staircase. Inside blinds of wood to match trim in all rooms except in attic and cellar. Wainscoting in kitchen and bath-room. Picture moulding in principal rooms, first story.

COLORS: First story, light brown. Shingles on side walls, stained burnt sienna. Shingles on roof, stained moss green. Trim and sashes, white. Veranda floor and ceiling, oiled.

ACCOMMODATIONS: The principal rooms, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrance. Cold cellar under sitting-room. Attic floored for storage. Open fireplace in halls. Alcove in dining-room for sideboard. Staircase with large platform and seat, forming a very attractive feature. Large conservatory opening off rear of dining-room. Back staircase from cellar to attic. Butler's pantry has slide for dishes. Sink and portable range in kitchen. Ample veranda space. Bath-room in second story, with full plumbing. Ample closet space.

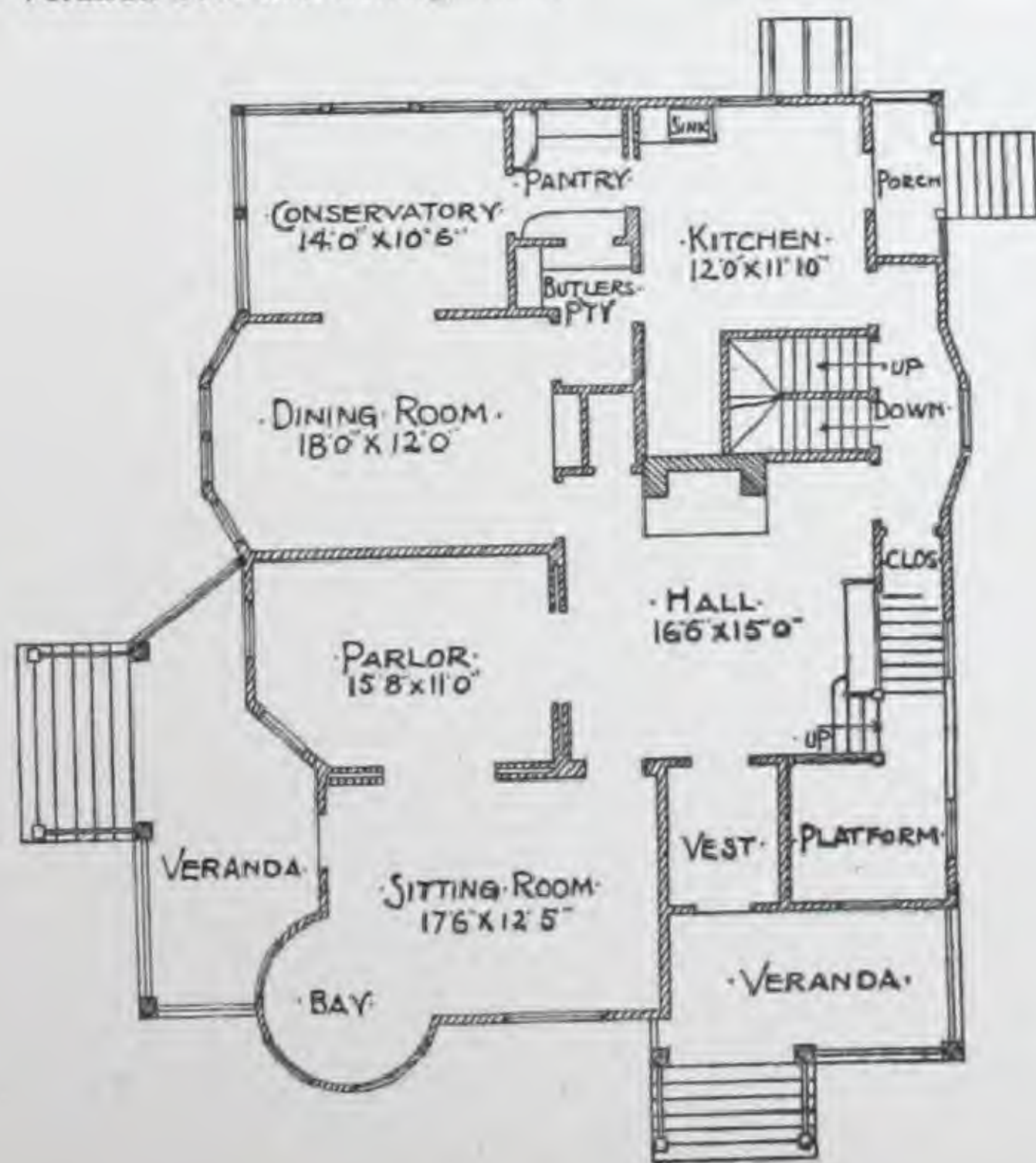
COST: \$6,500, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$70.

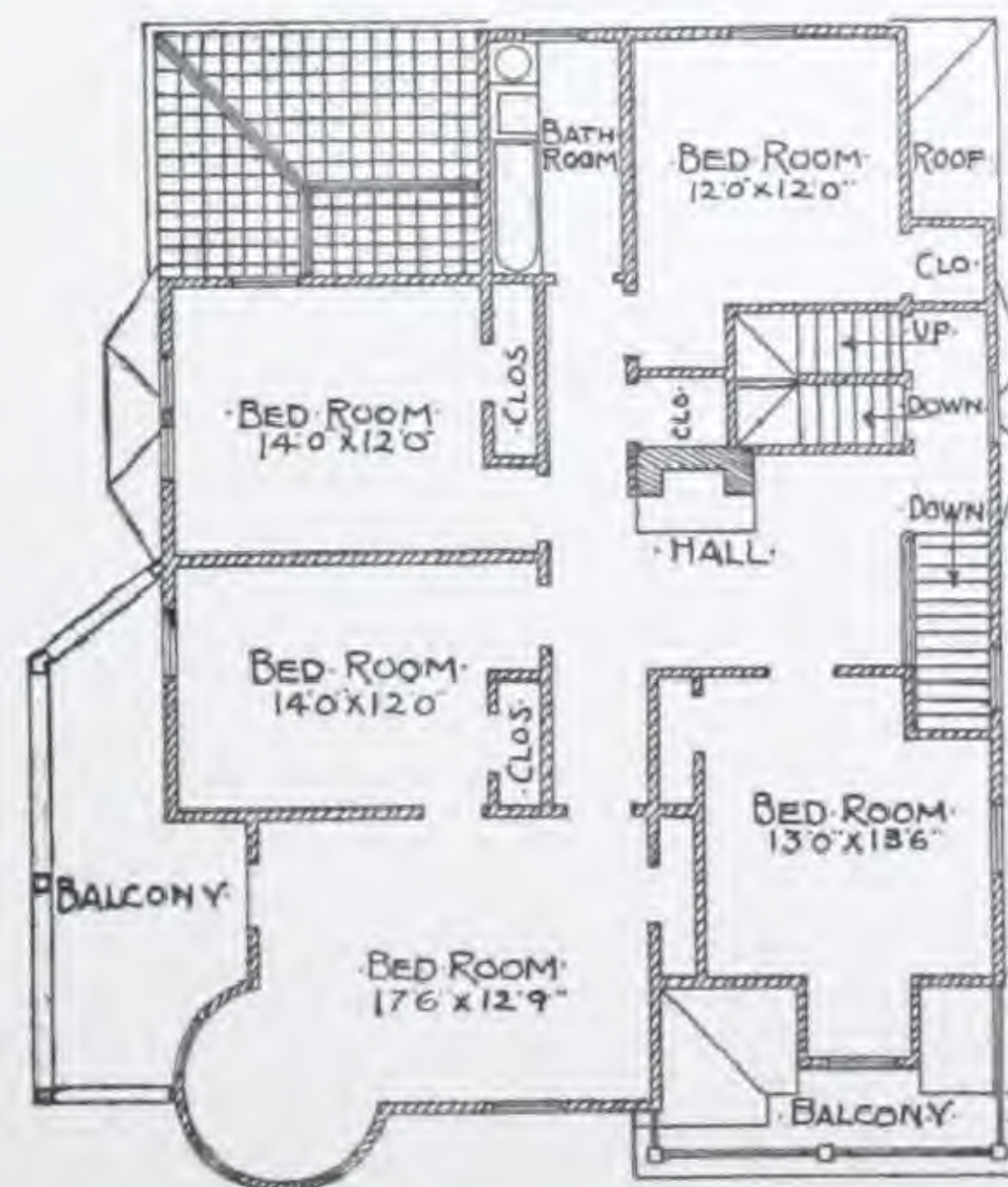
Price of †† bill of materials, 25.

The price for a modified design is greater, varying according to the alterations desired, and will be made known upon application to the Architects.

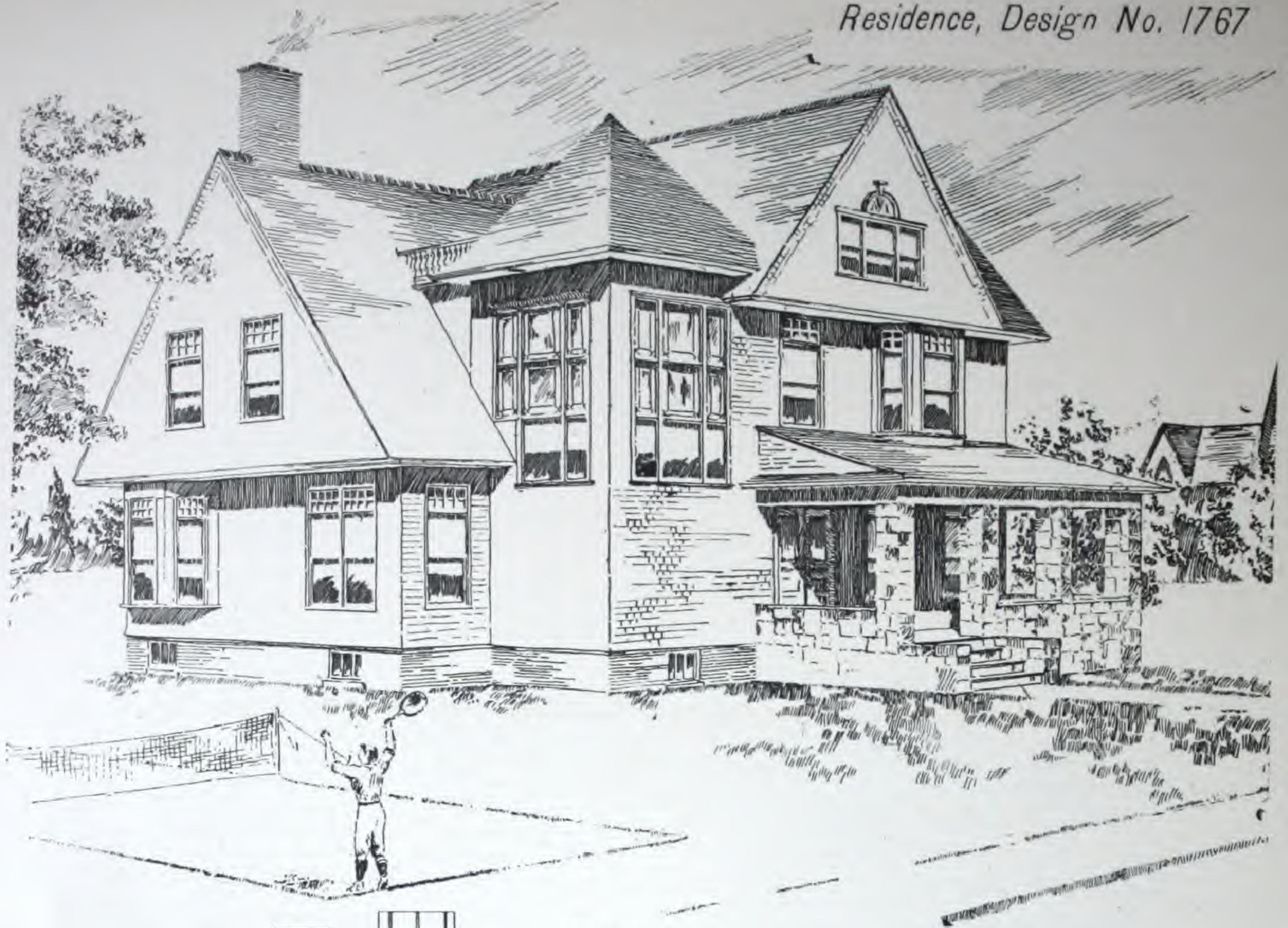
Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects. 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



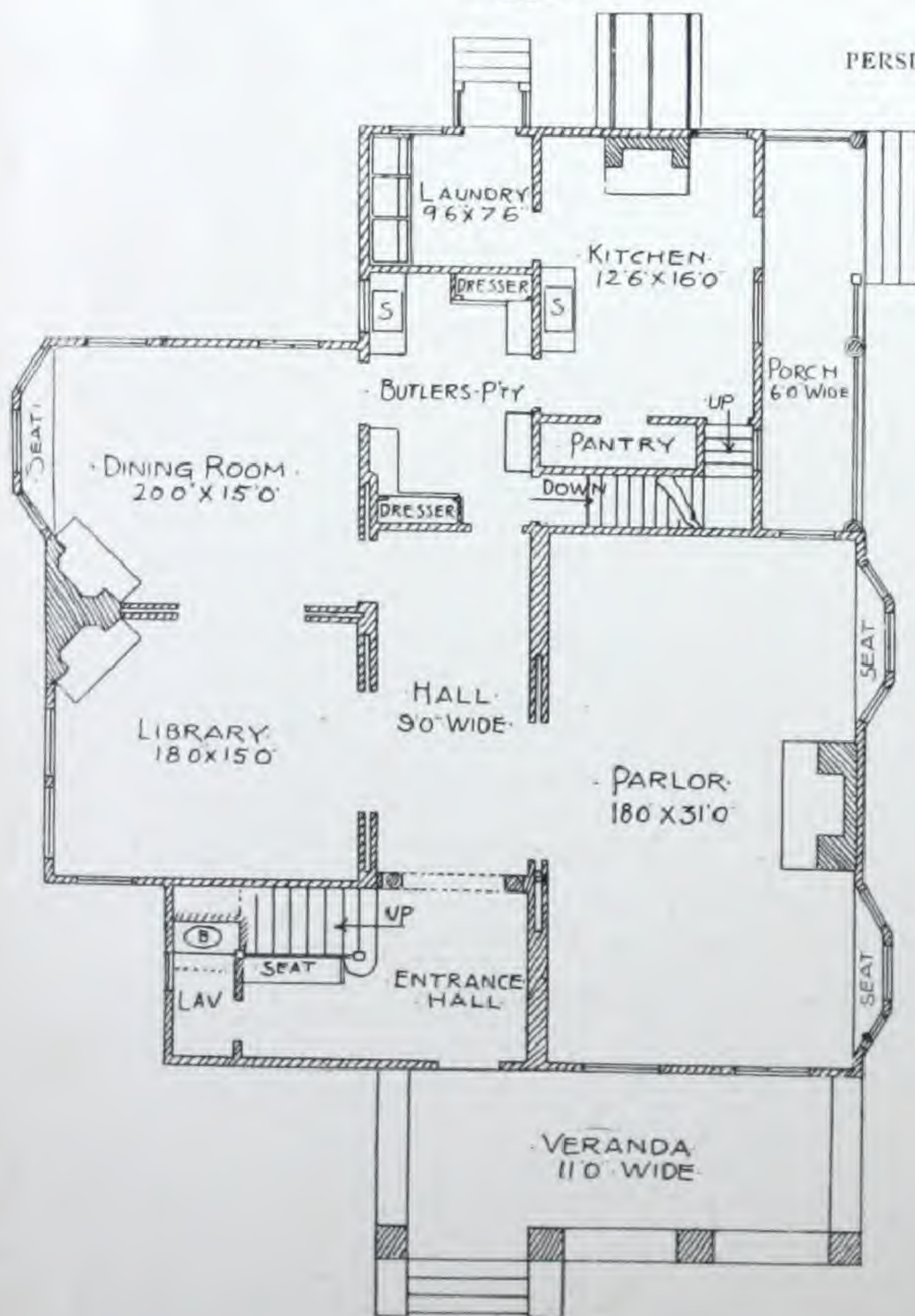
FIRST FLOOR.



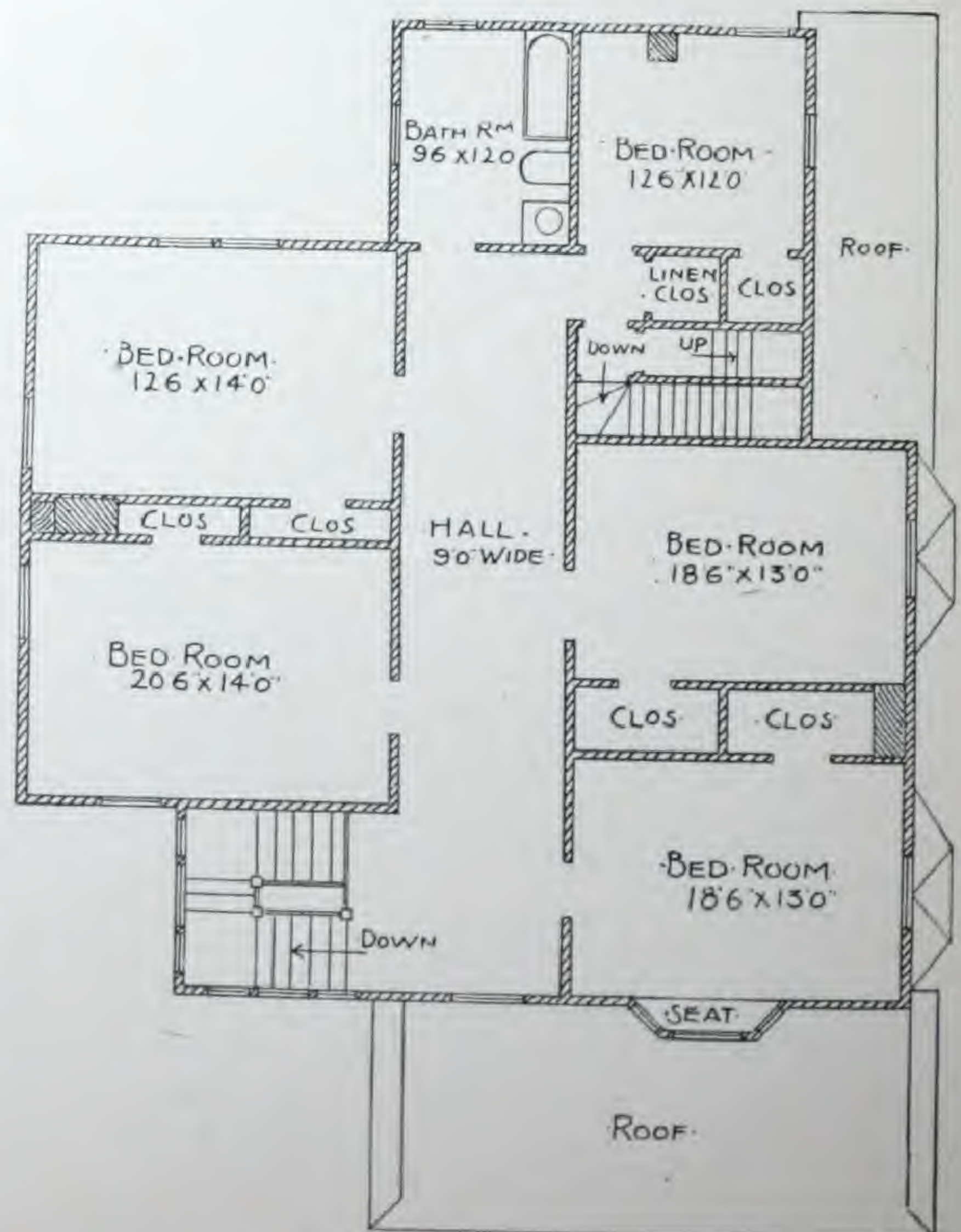
SECOND FLOOR.



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

FOR DESCRIPTION SEE NEXT PAGE.

Residence, Design No. 1767

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 51 ft. 6 in., not including porch or veranda.

HEIGHTS OF STORIES: Cellar, 8 ft.; first story, 11 ft. 6 ins.; second story, 9 ft. 4 ins.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation for main house, brick; veranda, stone posts and foundation; first story, shingles; second story and gables, shingled; roof, shingled; deck roof back of tower tinned and pitched towards leader to shed water.

INTERIOR FINISH: Two coat plaster, hard white finish. Plaster cornices and centres in principal hall of first story. Trim of white wood, neatly moulded. Flooring throughout, white pine. Main staircase, ash. Kitchen, laundry, butler's pantry and bath-room wainscoted. Chair-rail in dining-room. All interior woodwork grain filled or stained to suit owner, and finished in hard oil varnish.

COLORS: All shingle work on sides of house to be stained and brush-coated colonial yellow. Outside casings and cornices, white. Sashes, white. Stonework pointed up in black cement mortar and well cleaned before doing same. Roof shingling stained and brush-coated a moss green. All brickwork well cleaned and oiled. Railing and balusters back of tower painted white. Outside doors oiled.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under the whole house, with inside and outside entrances and concrete floor. Range, sink and boiler in kitchen. Slop-sink in butler's pantry. Bath-room, with full plumbing, on second story. Open fireplaces in parlor, dining-room and library. Lavatory under main staircase. Entrance hall and main hall separated by an elliptical arch opening, same supported on turned columns placed on pedestals. All main rooms on first floor have sliding doors. Parlor has two neat bays each side of fireplace. Access for servants to main hall through butler's pantry, doing away with passing through the main rooms. Two rooms finished off in attic. Three set-tubs in laundry.

COST: \$9,000, with this finish. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$90.

Price of †† bill of materials, 25.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Cellar may be reduced in size. Any or all fireplaces may be omitted. Lavatory may be changed to coat closet. Arches or portiere openings may be introduced for access to all rooms instead of sliding doors. Bay windows may be left off and finish flush with side of house. Room may be left out of attic and floored for storage only. Wooden columns turned may be substituted for stone posts on veranda.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Plan and Description of Stable Illustrated on Cover and on First Inside Design Page.

Stable, Design No. 1780

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 24 ft.; depth, 30 ft. 6 ins., including porch.

HEIGHTS OF STORIES: First story, 10 ft.; second story, open.

EXTERIOR MATERIALS: Foundation, stone; first story, shingles; second story and gables, shingles; roof, shingled.

INTERIOR FINISH: First floor finished off with 2-inch tongued and grooved spruce planking. Soft wood flooring on second story. This floor to be rough boarding except in man's room, where floor is planed on upper and lower sides. Carriage-room side partitions and ceiling ceiled with narrow tongued and grooved ceiling boards. Under side of portico ceiled

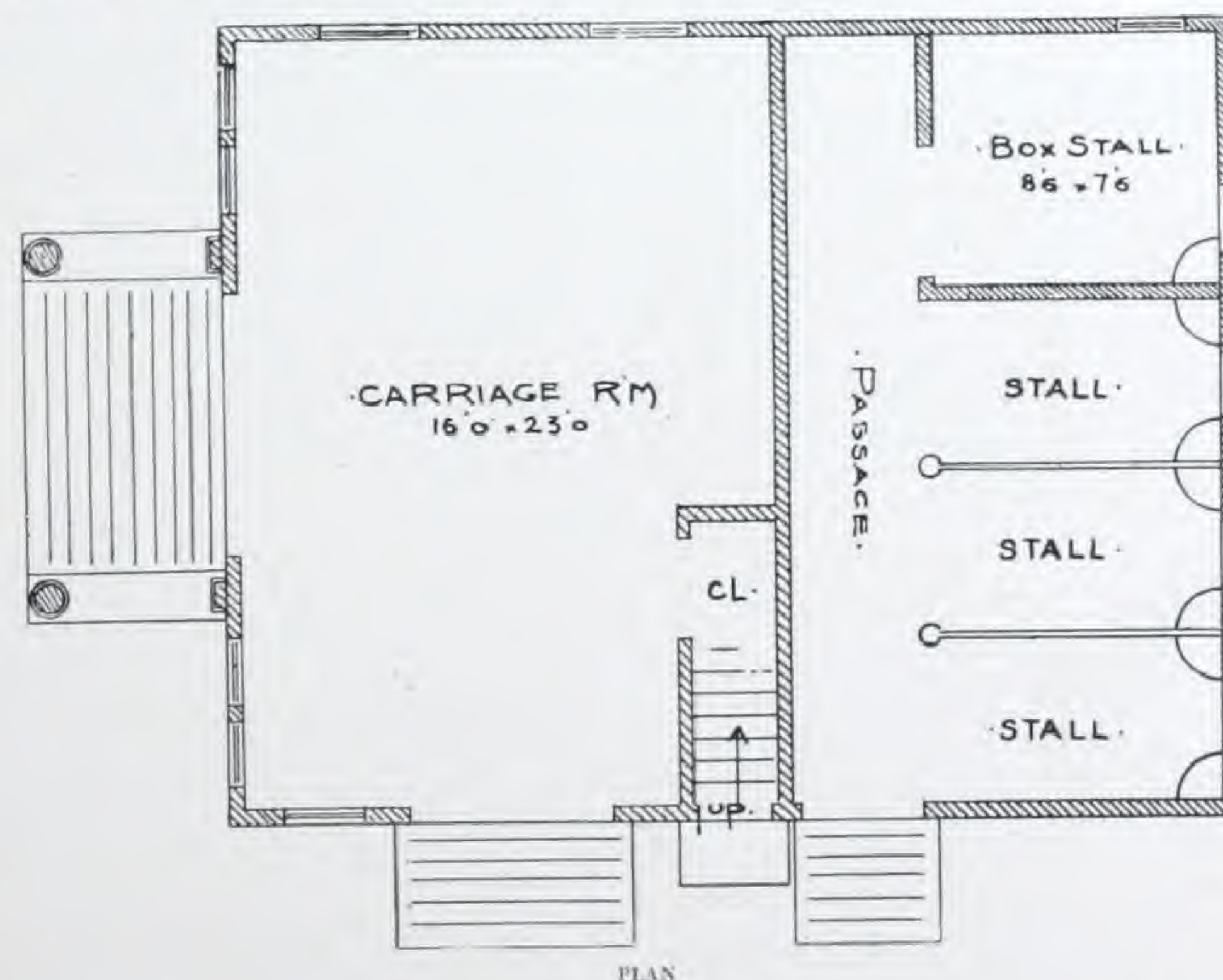
ACCOMMODATIONS: The principal rooms, stalls, closets, etc. are shown by floor plans. Three single stalls and one box stall. Staircase entrance from outside. Harness closet under main stairs. Carriage-room well lighted. Ample ventilation for all stalls through windows. All outside runs made on an easy incline.

COST: \$1,200, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, and detail drawings, \$15.

Price of †† bill of materials, 5.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

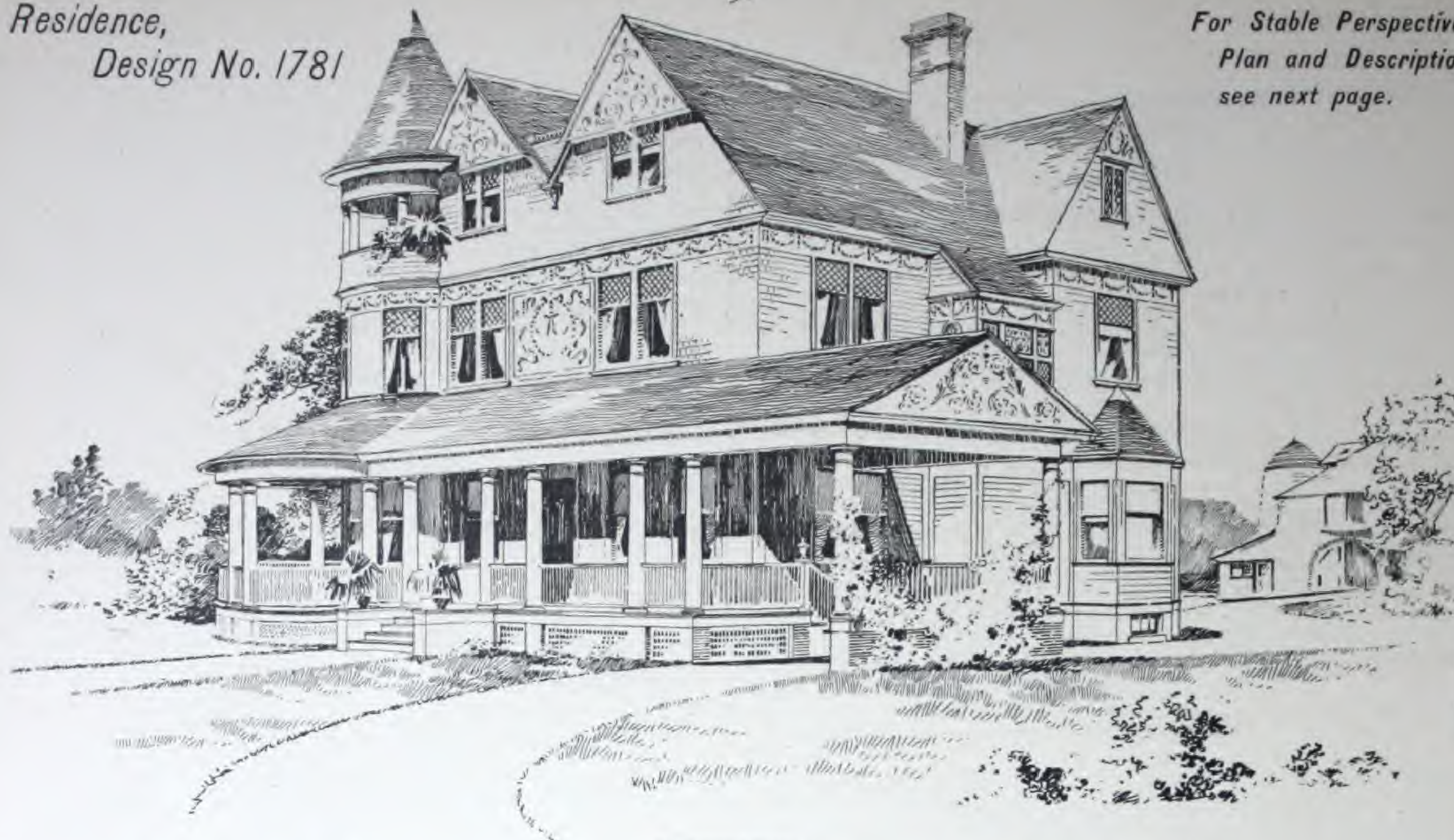


with narrow tongued and grooved ceiling boards. Runs to be made of 2-inch planking, with 4 x 6-inch carriages in the rough. Soft wood trim throughout. Hard pine posts turned, with neat moulded cap at top. These posts to run down to piers through floor. Hay drops to all stalls separate.

COLORS: All shingles an outside walls left natural for weather stain. Trim, cornices, casings, etc., to be light buff. Doors, etc., finished in hard oil. Roof shingles dipped and brush-coated moss green. Columns painted white. All stone work pointed up with red cement.

FEASIBLE MODIFICATIONS: Heights of stories, colors, sizes of rooms and kind of materials may be changed. Cellar may be introduced under part or whole of stable. A tank may be placed over stalls. Room finished off for man over carriage-room. Box stall may be turned into two cow stalls. Washing stand may be introduced in carriage-room.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 45 ft., not including veranda or porch; depth, 45 ft., not including veranda or porch.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 10 ft.; second story, 9 ft. 6 ins.; attic, 8 ft.

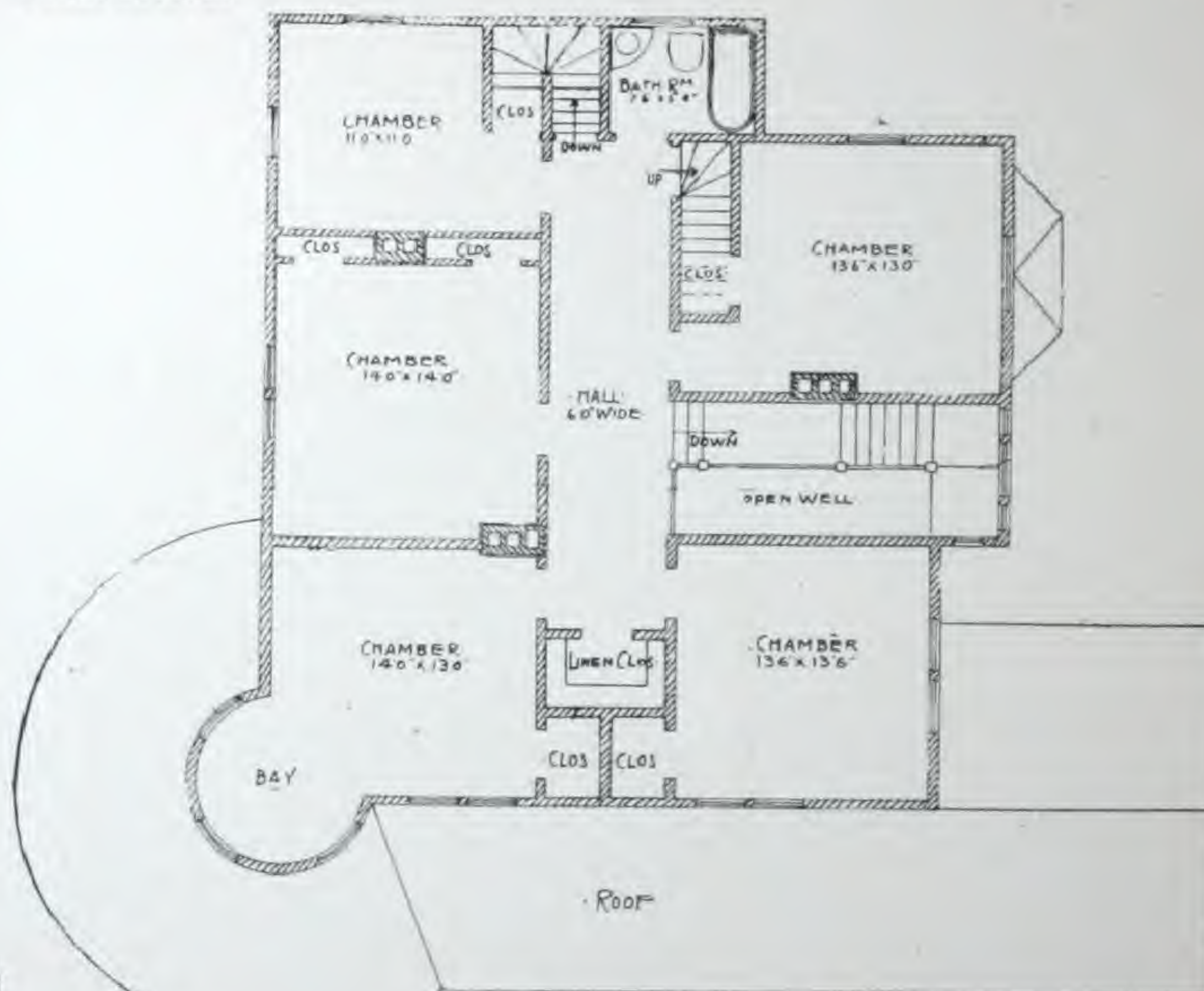
EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story, shingles; roof, shingles; panels on gables made of galvanized iron with ornaments stamped on.

INTERIOR FINISH: Three coat plaster, hard white finish. Plaster centres in all principal rooms of first story. First story floor doubled, with paper between. Hard pine flooring in first story hall and kitchen, all other floors to be soft wood, free from any defect. Soft wood trim except hall and parlor. These are to be finished in oak. Main staircase, oak. Panel backs under windows in parlor, dining-room and library. Kitchen and bath-room, wainscoted. Chair-rail in dining room. Staved oak wainscoting in hall and vestibule. All interior woodwork grain filled, stained antique oak in hall, elsewhere to suit owner and all finished in hard oil varnish, rubbed to a dull gloss.

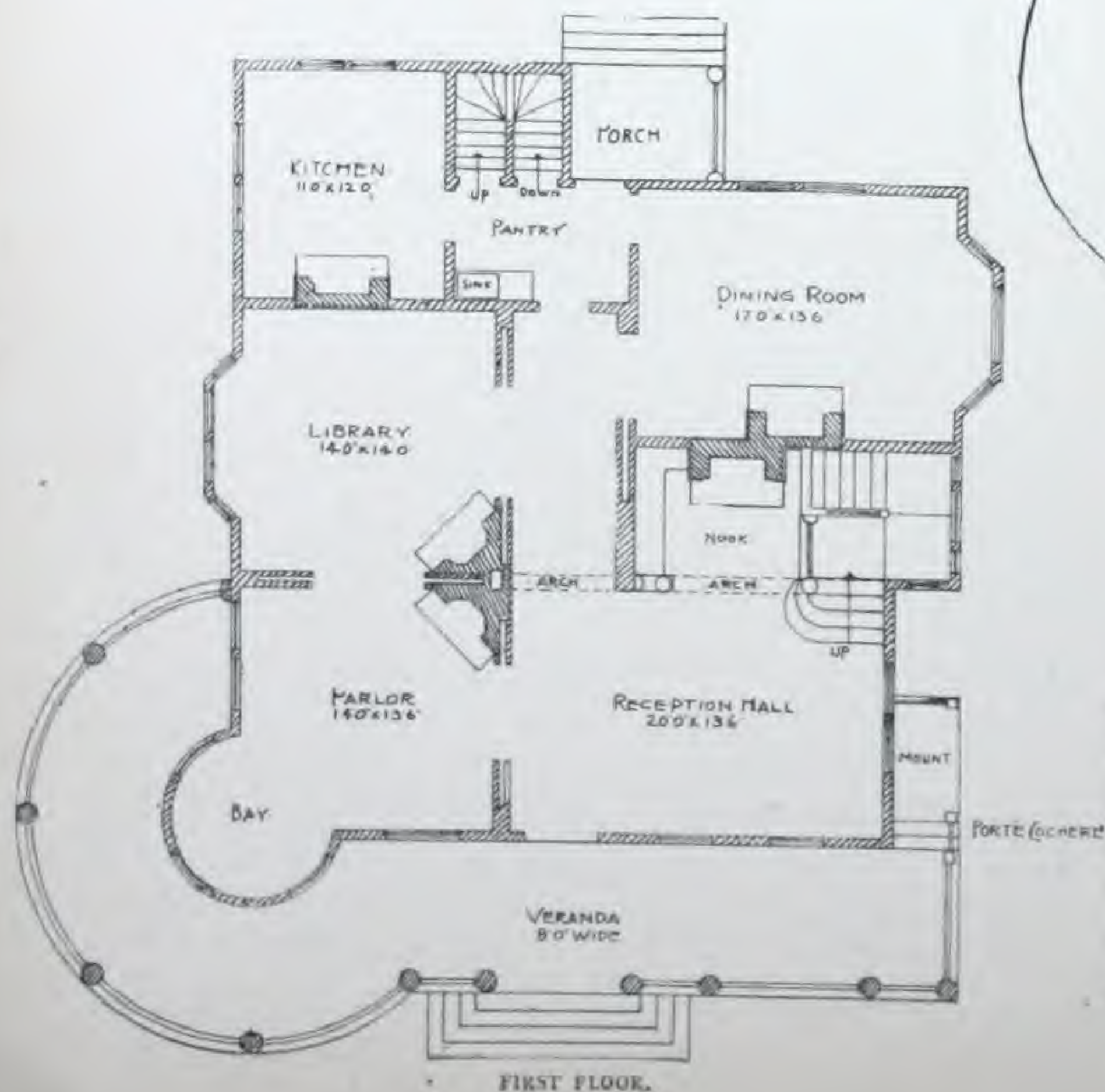
COLORS: As shown on cover.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under the whole house, with

PERSPECTIVE.



SECOND FLOOR.



FIRST FLOOR.

inside and outside entrances and concrete floor. Open fireplaces in parlor, library, dining-room and hall of first story. Double sliding doors between hall and parlor, library and hall. Brick-set range, sink and boiler in kitchen. Nook under main stairs. Bath-room, with full plumbing, in second story. Butler's closet containing dresser connects kitchen and dining-room. Two wash-tubs in laundry under kitchen. Servants' water-closets in cellar. Staircase is separated from hall by columns extending to ceiling; the space between two of the columns being filled in with spindle work. One room and hall and ample storage space in attic.

COST: \$7,500, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$75.

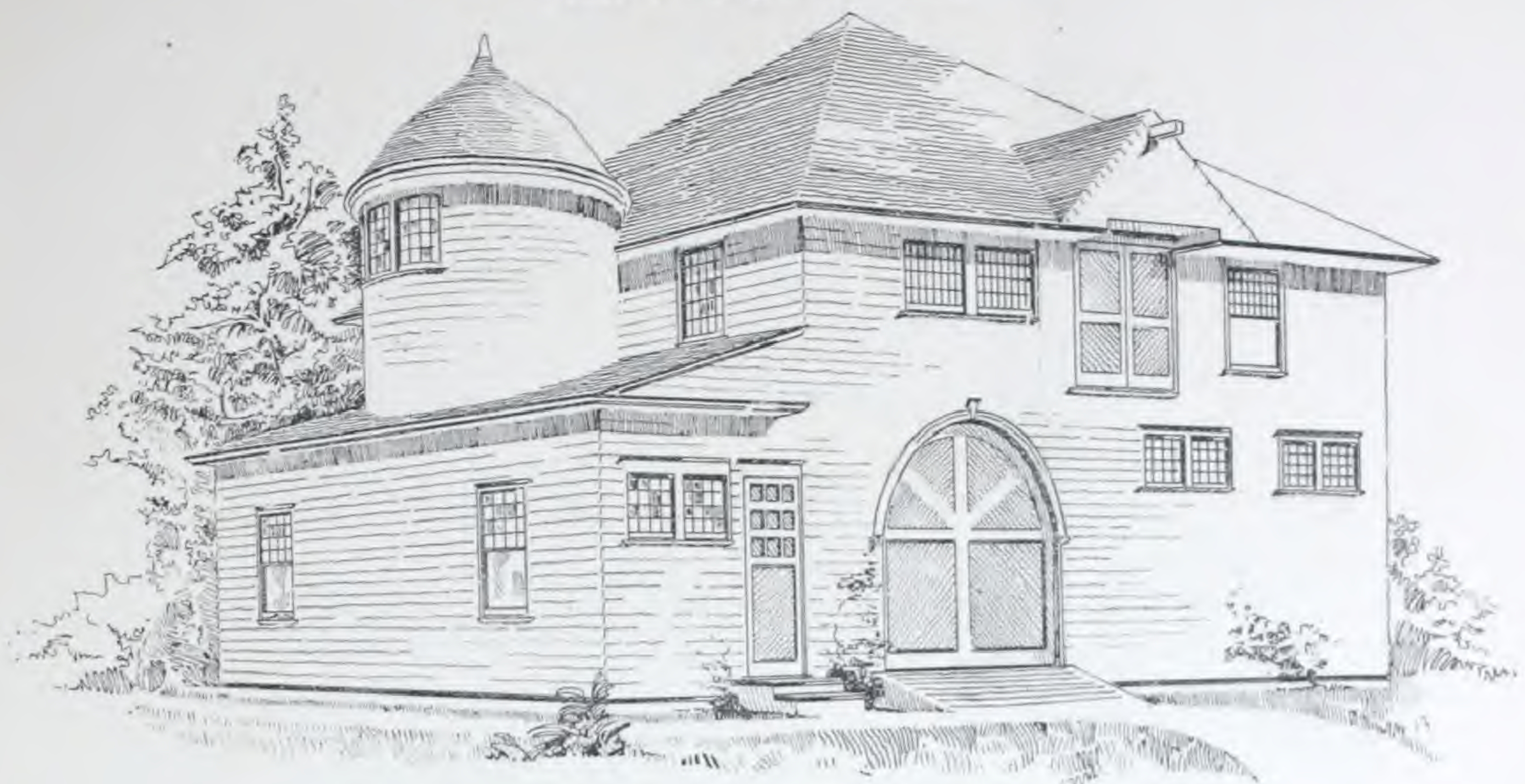
Price of †† bill of materials, 25.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

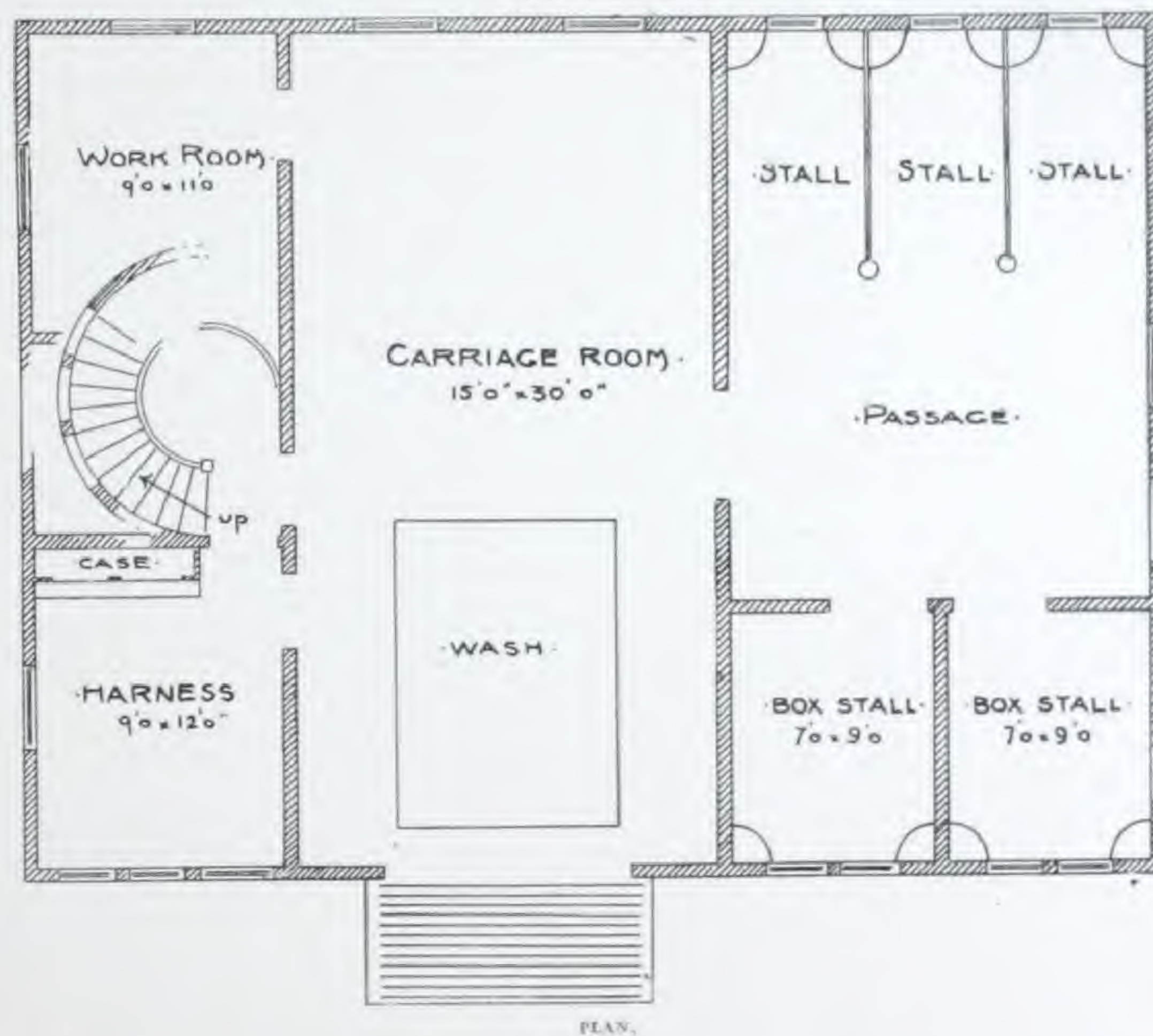
FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Additional bedroom may be finished off in attic. Any or all fireplaces and part or all of plumbing, also sliding doors, may be omitted. Porch back of dining-room may be made into a den, or enclosed with glass and used as a conservatory. Portable range may be substituted for the brick-set one in kitchen. Open fireplace may be introduced in parlor and bedroom over library. Piazza gable may be done away with without detracting from the appearance of the design.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Stable, Design No. 1782



PERSPECTIVE.



PLAN.

DESCRIPTION.

For explanation of all symbols (* + etc.) see supplement page II.

GENERAL DIMENSIONS: Extreme width, 41 ft., not including veranda or porch; depth, 31 ft., not including run.

HEIGHTS OF STORIES: Cellar, ft.; first story, ft.; second story, ft. in.; attic, ft. in.

EXTERIOR MATERIALS: Foundation, stone; first story, shingles; second story, shingles; roof, shingles.

INTERIOR FINISH: Carriage, harness and work rooms, and inside of tower ceiled with narrow tongued and grooved ceiling boards. Soft wood flooring throughout.

COLORS: Shingles on side walls of building and tower, stained sienna and brush coated shingles on roof, stained maroon. Trim, cornices, casings, bands, etc. painted bottle green. Sashes, maroon.

ACCOMMODATIONS: The general arrangement and accommodations as shown by the plan. Workroom amply large enough for stable of this size.

Tower has circular staircase giving plenty of head room and easy treads. Carriage wash in carriage-room. Three single stalls and two box stalls.

COST: \$1,500, not including fixtures. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, and detail drawings, \$15.

Price of bill of materials, 5.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

FEASIBLE MODIFICATIONS: General dimensions, materials, colors, etc., may be changed. Chimney may be introduced in harness-room or carriage-room. Box stalls may be made into open stalls or cow stalls.

Address, "Co-operative Building Plan Association," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Brick Residence, Design No. 1682



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Width, through dining-room and hall, 32 ft.; depth, including rear veranda, 65 ft. 2 ins.

HEIGHTS OF STORIES: Cellar, 7 ft.; first story, 9 ft. 6 ins.; second story, 9 ft.; attic, 8 ft.

EXTERIOR MATERIALS: Foundation, stone; first and second story walls, brick; gables, shingles; roofs, slate.

INTERIOR FINISH: Hard white plaster. Floor in dining-room, hall and vestibule, oak; balance of floors, N. C. pine. Trim in dining-room and hall, oak; kitchen, laundry and bath-room, N. C. pine; balance of trim, whitewood. Ornamental oak columns separating hall from dining-room and nook. Picture moulding in principal rooms first and second stories. Chair-rail in dining-room.

COLORS: Brick red. Slate roof, black. Shingles in gables, oiled. All trim, rain-water conductors and blinds, bronze green. Sashes, white.

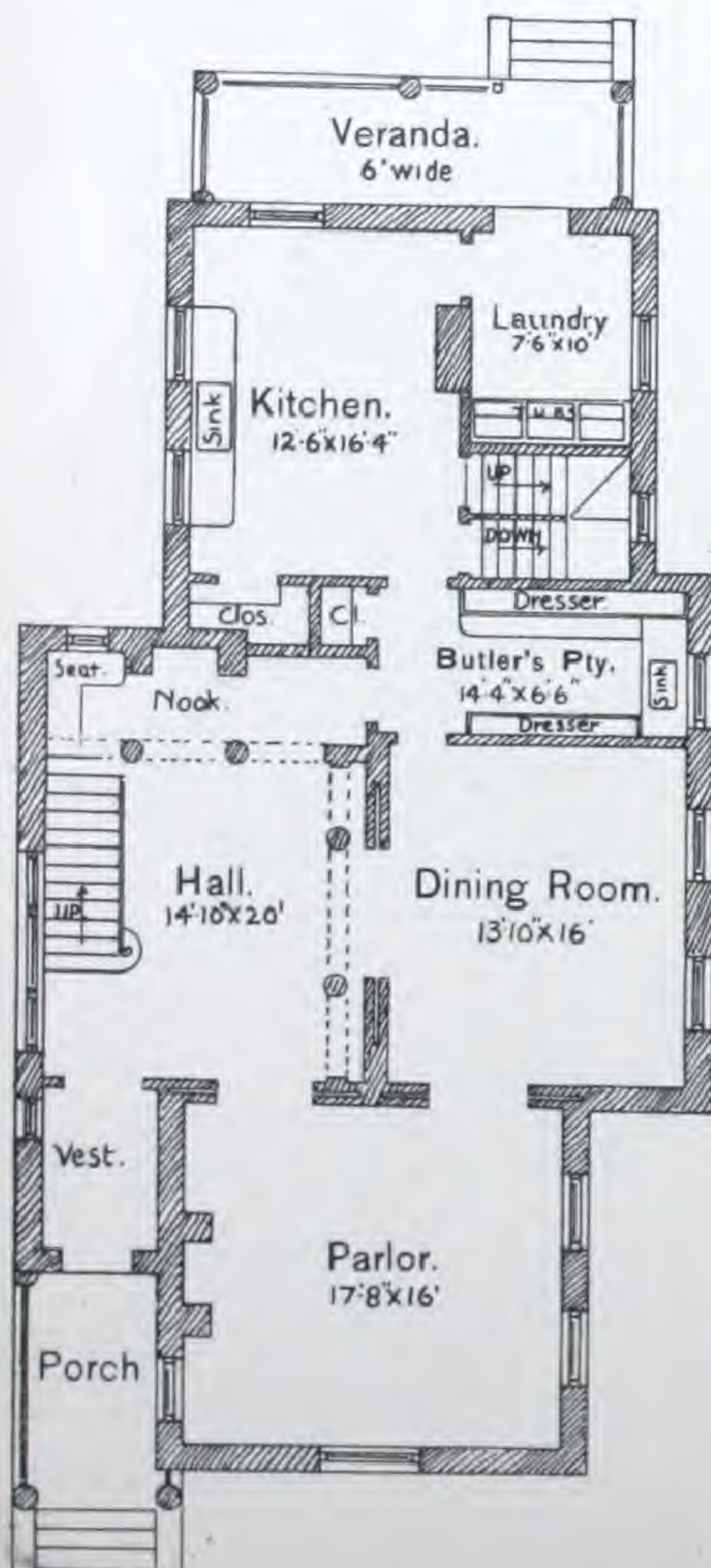
ACCOMMODATIONS: The arrangement of rooms, their sizes, closets, etc., are shown on the floor plans. Cellar under whole house, with inside and outside entrances and concrete floor. One room finished off in attic. Open fireplace in parlor, nook, stair landing and one bedroom. Sliding doors connect hall, parlor and dining-room. Two dressers and sink in butler's pantry. Sink, boiler and portable range in kitchen. Three tubs in laundry. Large linen closet in second story contains shelves, with drawers under.

COST: \$8,200, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

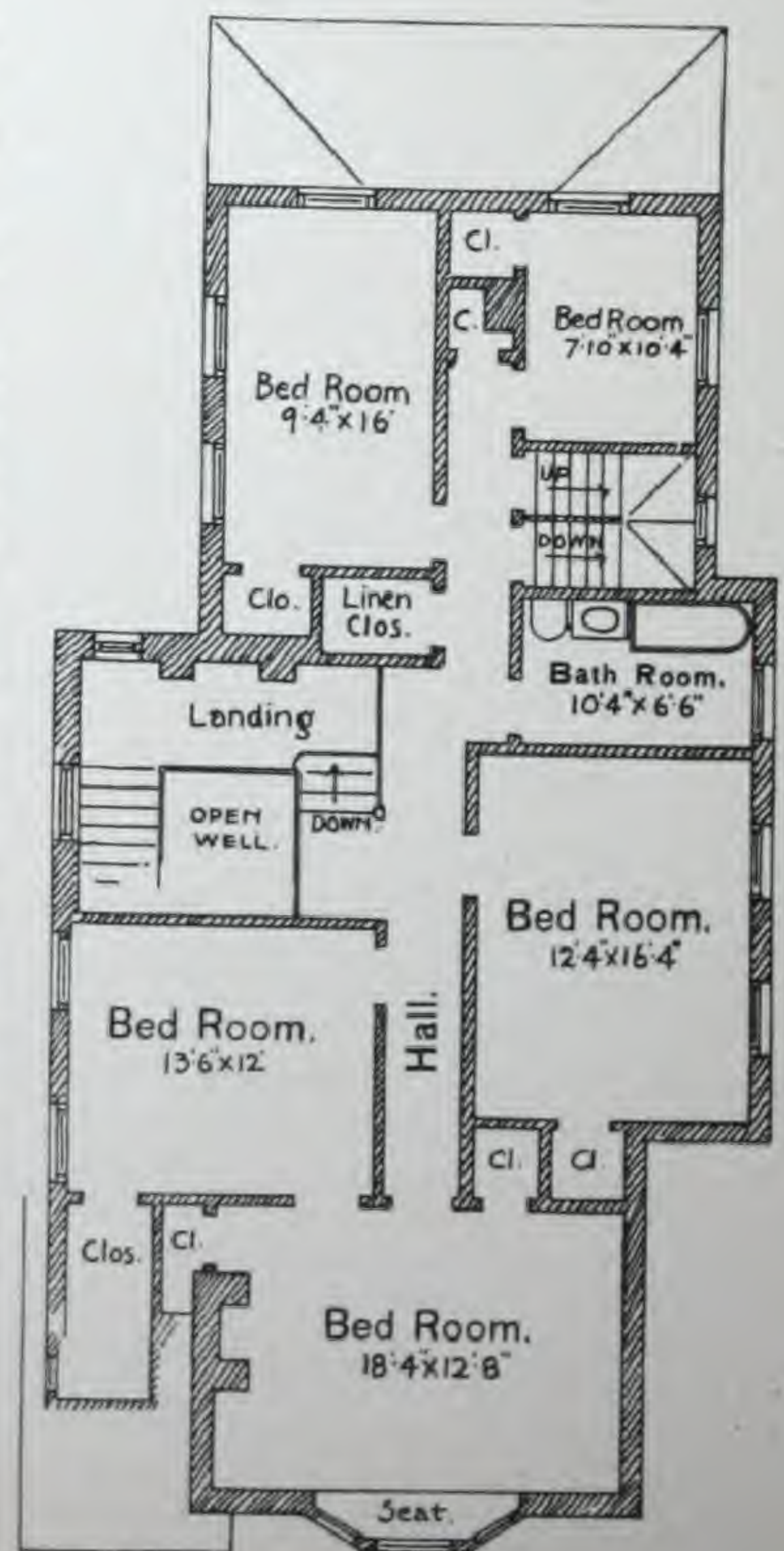
Price of working plans, specifications and detail drawings, \$90.

Price of †† bill of materials, 30.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



FIRST FLOOR.

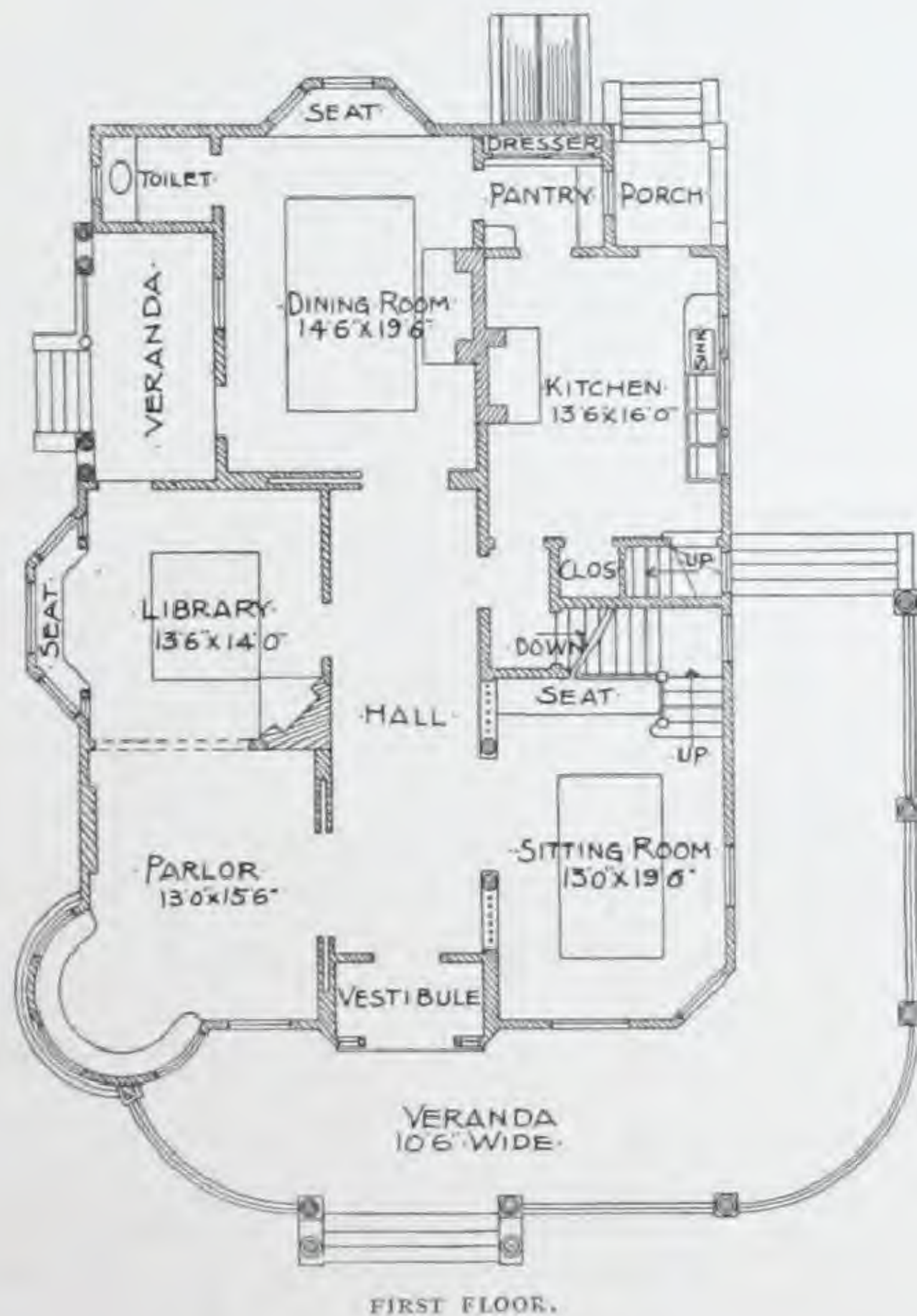


SECOND FLOOR.

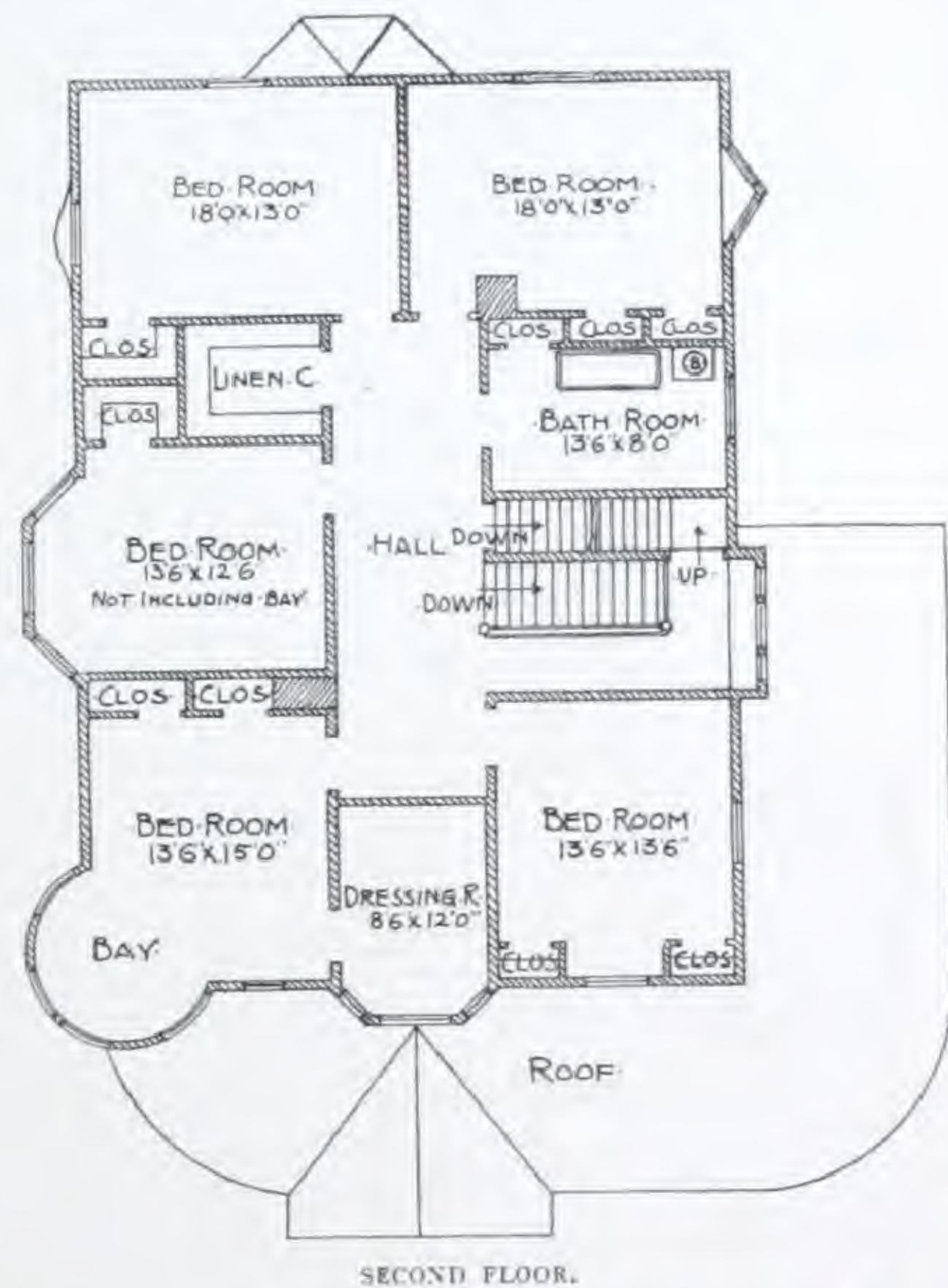
Residence, Design No. 1710



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols (* + etc.) see supplement page B.

GENERAL DIMENSIONS: Width, including library bay, 39 ft. 6 ins.; depth, including vestibule and dining-room bay, 55 ft. 2 ins.

HEIGHTS OF STORIES: Cellar, 7 ft. 6 ins.; first story, 10 ft. 6 ins.; second story, 9 ft. 6 ins.; attic, 9 ft.

EXTERIOR MATERIALS: Foundation, stone and buff brick; first story, clapboards, except tower and bays; second story, gables, tower, bays and roof, shingles; topping out of chimneys, buff brick.

INTERIOR FINISH: Three coat plaster, hard white finish. Plaster cornices in parlor and library, plaster centres in parlor, library and two bedrooms. Timber ceiling in sitting-room, entrance hall and dining-room. Ornamental columns and partition between sitting-room hall and entrance hall. Floor in entrance hall, oak; in parlor, kitchen and pantry, yellow pine; remainder of first story floors, yellow pine with oak borders. Bath-room floor, oak; balance of second and third story floors, N. C. pine. Trim in dining-room, oak, finished antique; in sitting-room and entrance hall, white oak, finished natural; in parlor and library, sycamore; in kitchen and pantries, yellow pine; in second

story bath-room, oak; balance of second story, maple; attic, N. C. pine. Paneled wainscot in dining room, vestibule, toilet, sitting-room and entrance hall; tile wainscot in second story bath-room, and yellow pine in attic bath-room. White oak staircase. Inside blinds to windows. Brick mantel in dining-room, other mantels wood.

COLORS: First story, buff. Trim, rain water conductors, papier-maché, etc., white. Second story and gables, light sienna. Roofs, moss green.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrance and concrete floor. Four rooms, bath, hall and closets, finished off in attic. Open fireplace in library and dining-room. Sliding doors connect hall with dining room and parlor. Brick-set range, three tubs and sink in kitchen. Two bath-rooms in house with complete plumbing, also a toilet-room in first story.

COST: \$8,500, complete. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, detail drawings, etc., \$95.

Price of bill of materials, 35.

Address, "Co-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Residence, Design No. 1783



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* + etc.) see supplement page B

GENERAL DIMENSIONS: Extreme width, 33 ft., not including veranda or porch; depth, 59 ft., not including veranda or porch.

HEIGHTS OF STORIES: Cellar, 8 ft.; first story, 9 ft.; second story, 9 ft.; attic, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, brick; first and second stories shingled; also gables and tower; roof shingled; balcony floor covered with canvas ducking and painted.

INTERIOR FINISH: Three coat hard white finish. Double floors first and second stories. Second story ceiling to have deafening. Finished floors in principal rooms of first story to have oak floors. Staircase of oak. Trim in parlor, dining-room and hall to have oak trim; remainder of rooms on first floor to have ash trim, stained oak. Second story, finished floors of N. C. pine. Paper between all floors.

COLORS: Shingles on side walls, stained burnt sienna. Roof shingles, stained moss green. Trim, including cornices, casings, bands and porch, white. Column pedestals and checks on steps, stained burnt sienna. Columns oiled. Brickwork well washed down and oiled.

ACCOMMODATIONS: The principal rooms, closets and their sizes as shown on floor plans. Cellar under whole house with inside and outside entrances and concrete floor. Bath-room with open plumbing, nickel plated. Bath-room sides 4 ft. high; also floor tiled. French casement windows entering on veranda. Covered porch to kitchen. Wide porte-cochère. Three rooms finished off in attic. Open fireplaces as shown on plans.

COST: \$9,000 complete. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

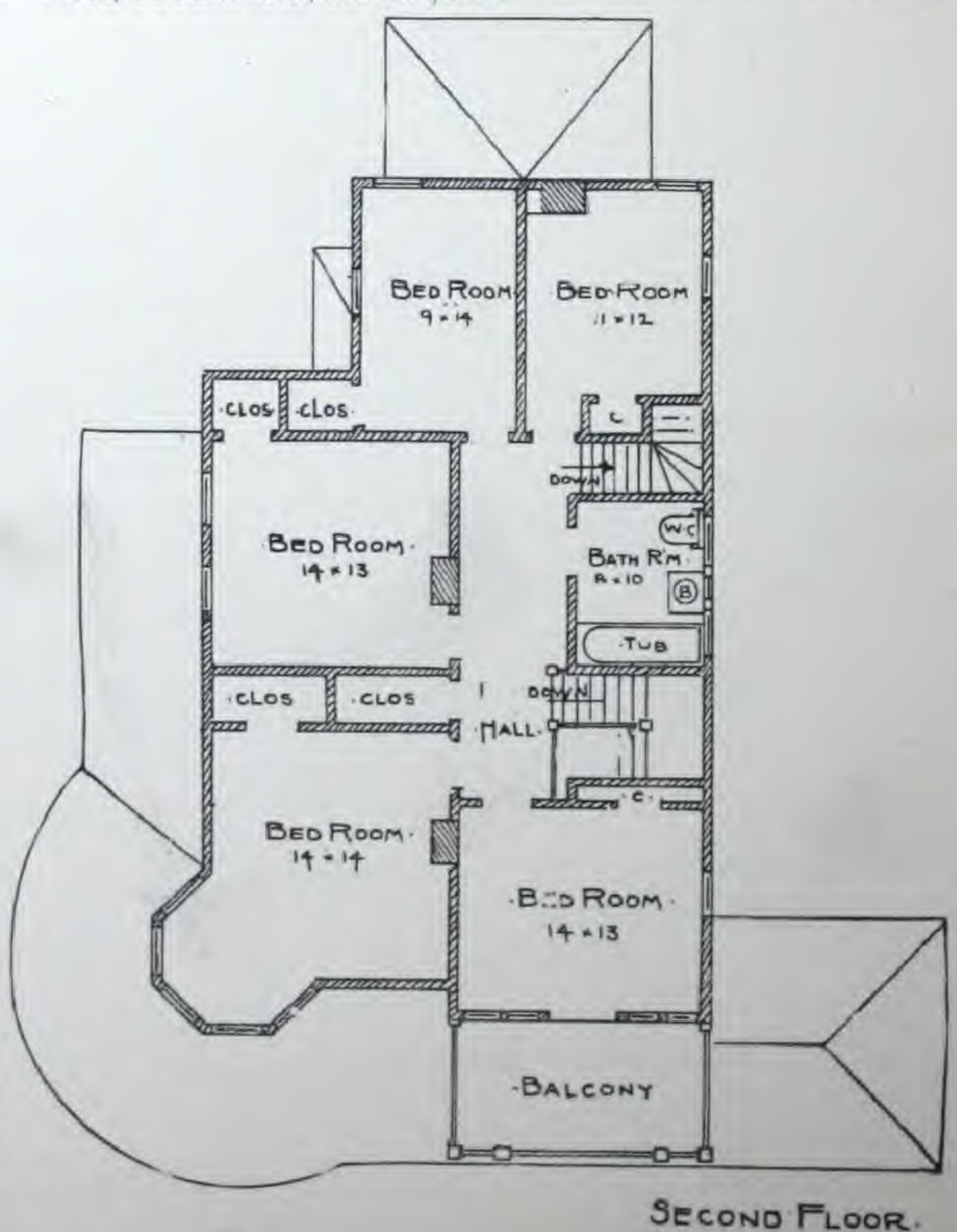
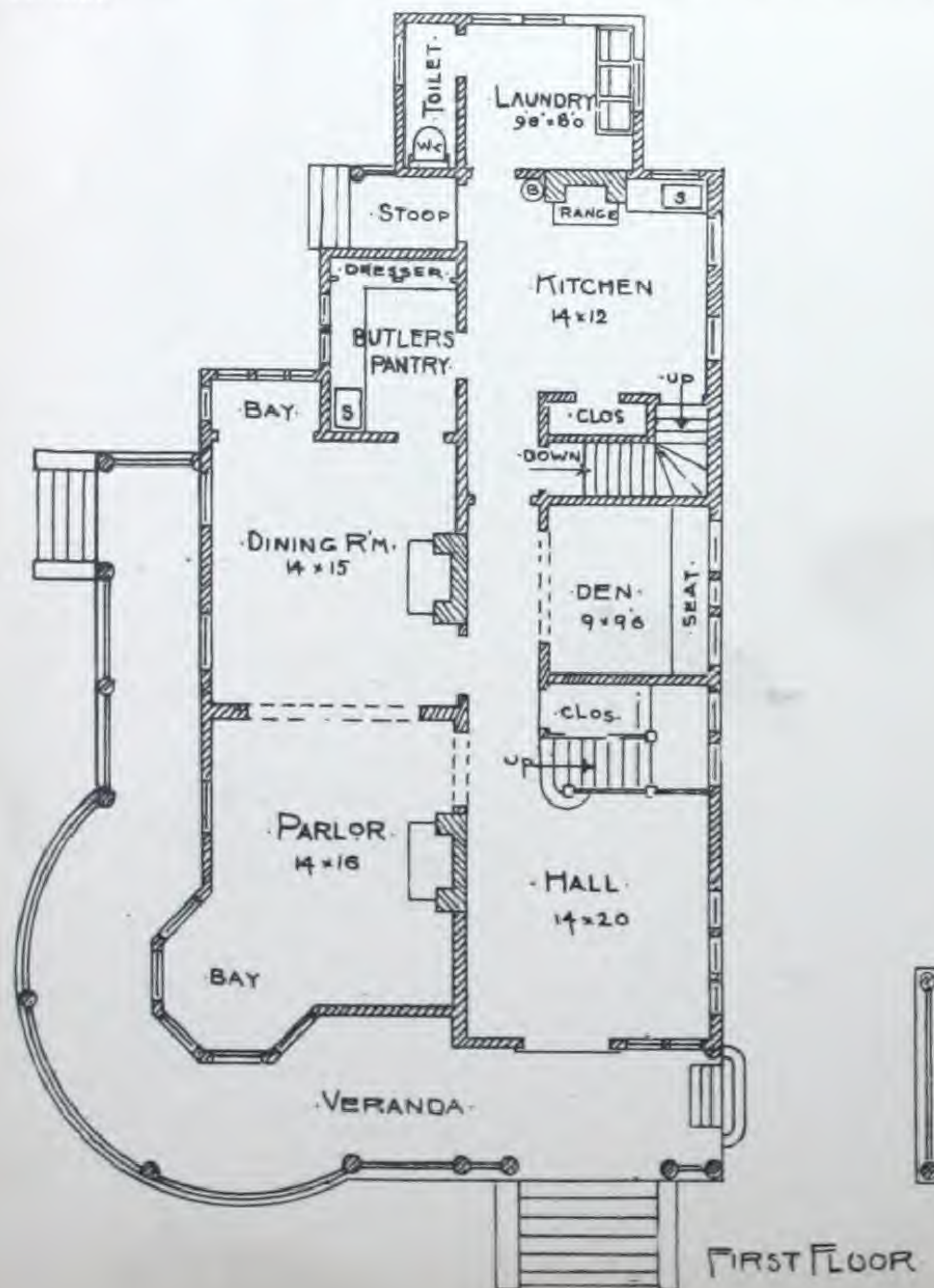
Price of working plans, specifications and detail drawings, \$90.

Price of 11 bill of materials, \$25.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

FEASIBLE MODIFICATIONS: General dimensions, materials and color may be changed. Rooms may be finished off in basement, if desired, and attic rooms omitted, thus using it for storage purposes. Piazza may be left uncovered from tower to rear. Balcony may be omitted or covered.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



SECOND FLOOR.



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* + etc.) see supplement page B.

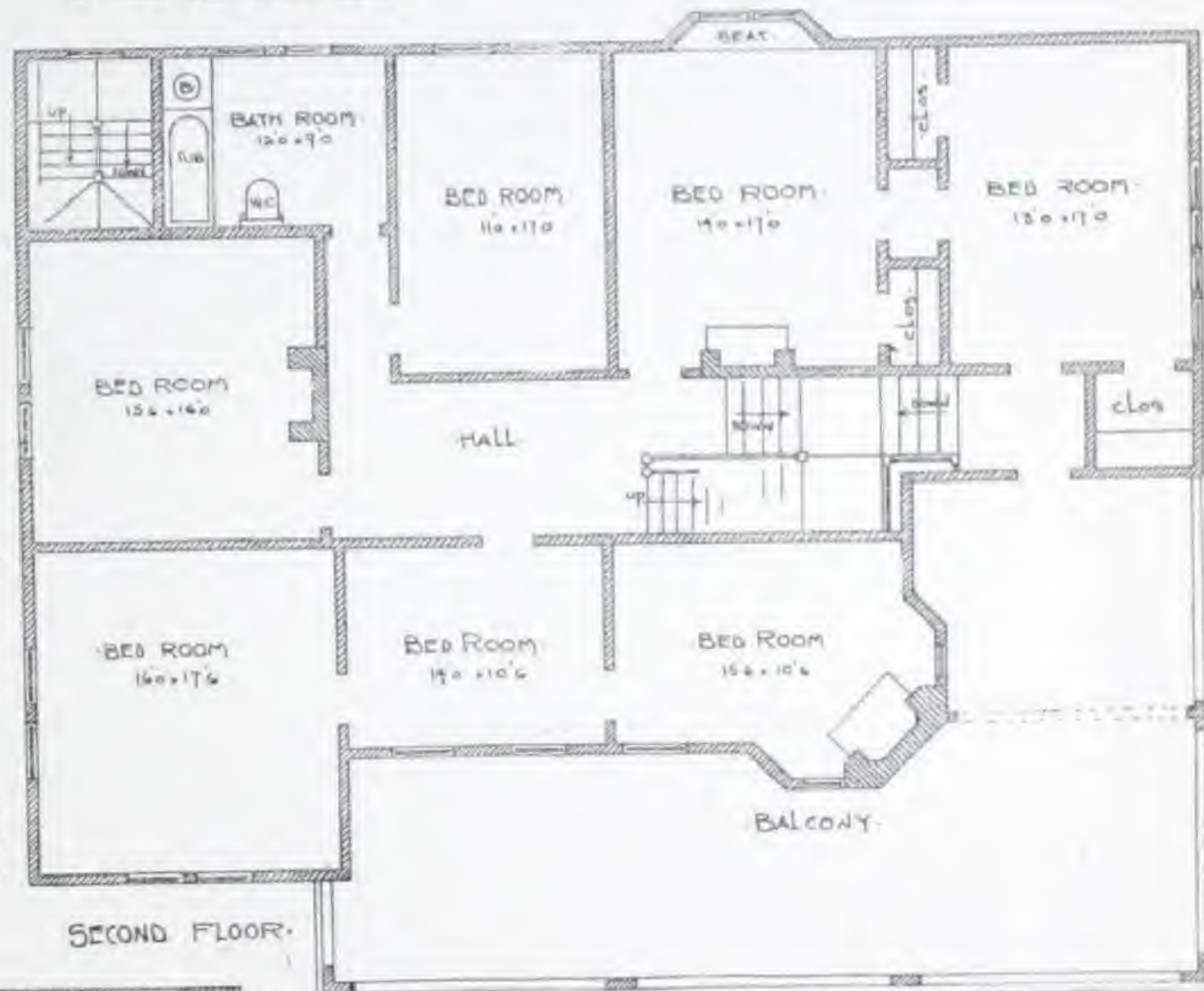
GENERAL DIMENSIONS: Extreme width, 74 ft. 6 ins., not including veranda or porch; depth, 53 ft. 6 ins., not including veranda or porch.

HEIGHTS OF STORIES: Cellar, 8 ft.; first story, 10 ft.; second story, 9 ft.; attic, 8 ft. 6 ins.

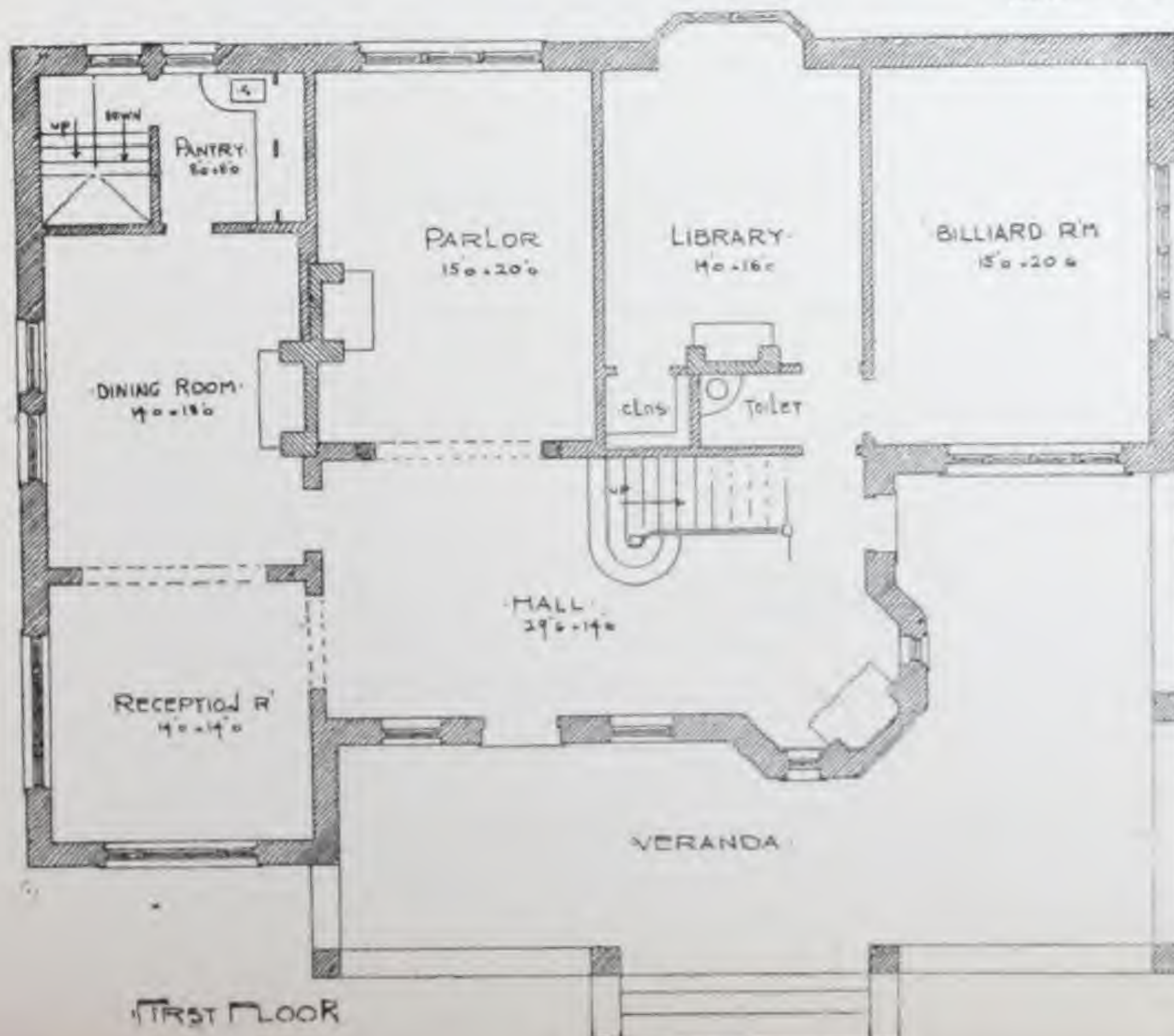
EXTERIOR MATERIALS: Foundation, stone; first story, stone; second story, shingles; roof, shingles.

INTERIOR FINISH: Three coat plaster, hard white finish. Plaster cornices and centres in all the principal rooms of first and second stories. Between hall and parlor there are turned columns and moulded entablature. Oak floor in dining-room and billiard-room. Parquet flooring in other main rooms of first story. Kitchen and butler's pantry floors of Georgia pine, also rear hall. All principal rooms in second story have soft wood floors, with 24-inch parquet borders. Bath-room has tile floor with 4 ft. tile wainscoting. Soft wood trim painted in parlor, hall and reception room. Wainscoting in main hall. Kitchen has wainscoting 4 ft. high of ash. All floors double. Main staircase oak. All hard wood grain filled and finished in hard oil varnish.

COLORS: All exposed stone work pointed with red mortar. Shingles on side walls left natural for weather stain. All bands, cornices, casings, etc., to be painted a light buff. Outside door sashes, etc., also leaders, painted white. Roof shingles left natural for weather stain.



SECOND FLOOR.



FIRST FLOOR

ACCOMMODATIONS: The principal rooms and their sizes are shown by the floor plans. Cellar under whole house, with inside and outside entrances. Kitchen and laundry situated in cellar. Entire house piped for gas and electricity. Neat lavatory between library and main hall. Open fireplace in library. Portière of elliptical arch between reception-room and dining-room. Open fireplaces in reception-room and dining-room. All arches same as described above. Side entrance to hall from veranda. Fireplace on angle of tower in hall. Butler's pantry supplied with sink and dresser. Two bedrooms in second story have fireplaces. Second story has a combination platform between front and rear hall.

COST: \$10,000, complete. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings . . . \$100.

Price of 11 bill of materials, . . . 25.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

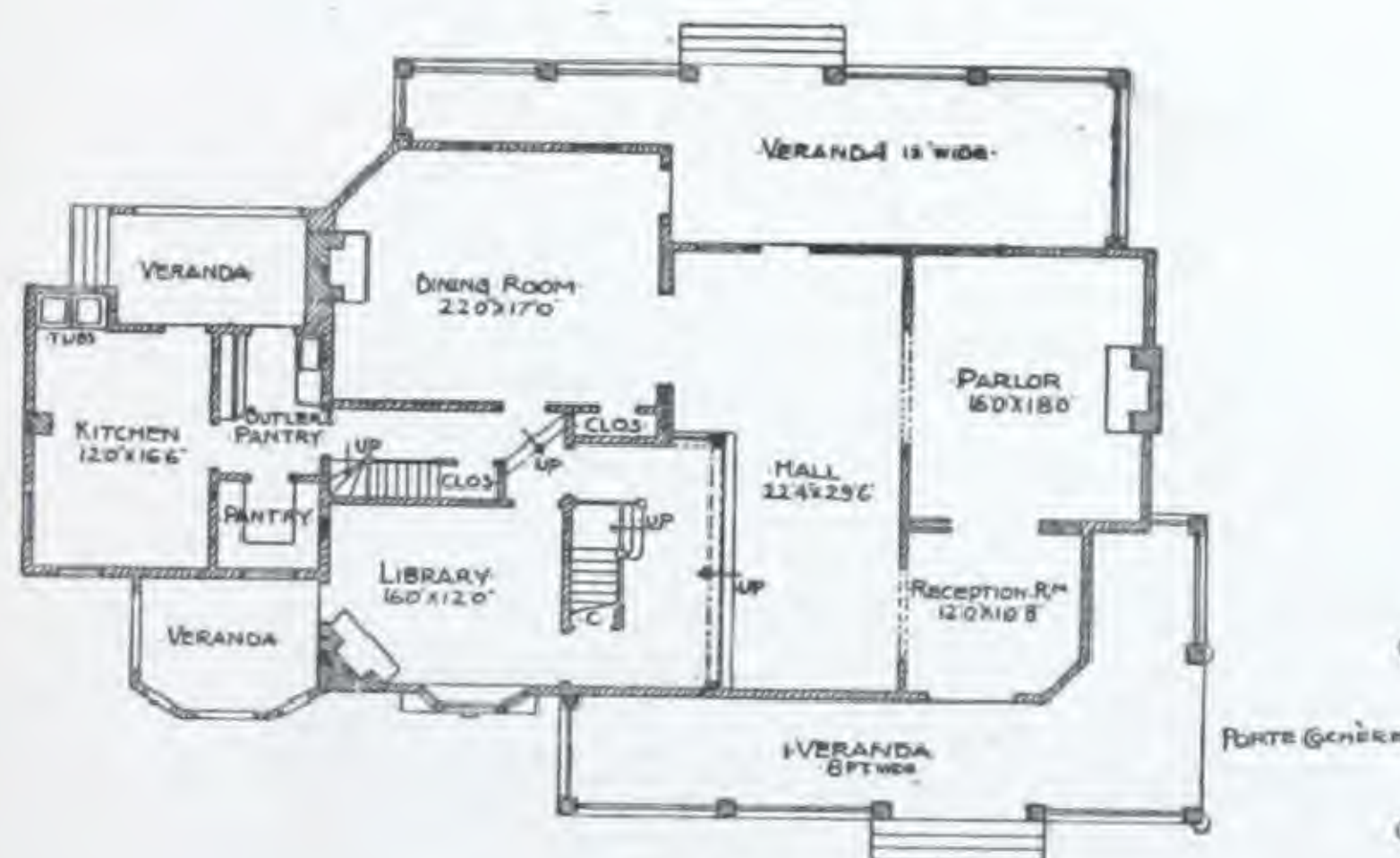
FEASIBLE MODIFICATIONS: General dimensions, materials, colors, etc., may be changed. Stairway from kitchen may have hall by taking off bedroom four feet. Dumb-waiter may be placed in butler's pantry from kitchen in basement. Sliding doors may be introduced in rooms having portière openings. Second story may be run up of stone. Rooms in attic may be omitted.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

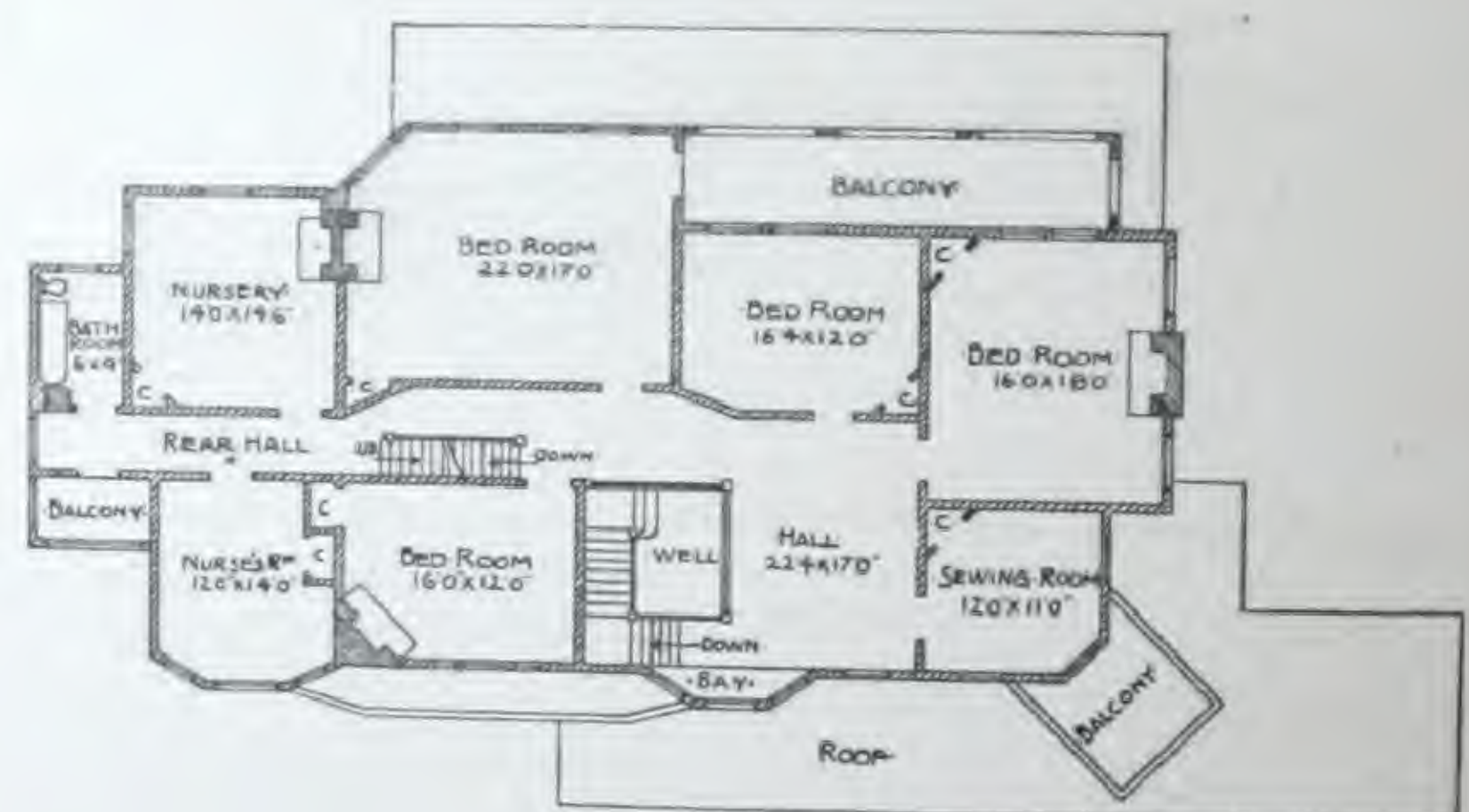
Residence, Design No. 1685



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

For explanation of all symbols (* + etc.) see supplement page B.

GENERAL DIMENSIONS: Depth, through dining-room and library, 38 ft.; extreme width, 76 ft. 4 ins.

HEIGHTS OF STORIES: Cellar, 7 ft. 6 ins.; first story, 11 ft. 6 ins.; second story, 10 ft.; third story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story, gables and roofs, shingles.

INTERIOR FINISH: Two coat plaster, hard white finish. Plaster centres in parlor, library, dining-room and first story hall. Floor in halls and dining-room, oak; elsewhere, Georgia pine. Trim in hall, dining-room and reception hall, oak; elsewhere, Georgia pine. Panel backs in parlor, main hall and reception hall. Staircase, oak. Butler's pantry, kitchen and bath-room, wainscoted. All interior woodwork finished natural.

COLORS: First story, buff. Second story and gables, moss green. Roofs, dark slate. Trim, rain-water conductors, veranda, rail, etc., white. Veranda ceiling, oiled; veranda floor, buff.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under half of house, with inside and outside entrance and concrete floor. Three rooms and hall finished off in attic. Open fireplace in library, parlor, dining-room, nursery and three bedrooms. Portable range and two tubs in kitchen. Sink and dresser in butler's pantry. Wide landing, two steps above first floor, with columns on either side and an ornamental arch above. Library floor on level with landing. There are four balconies on the second story, which, with the spacious verandas on first story, make this a particularly desirable house for a hot climate or a seaside home.

COST: \$10,750, complete. The cost is based on + New York prices for materials and labor. In many sections of the country the cost should be less.

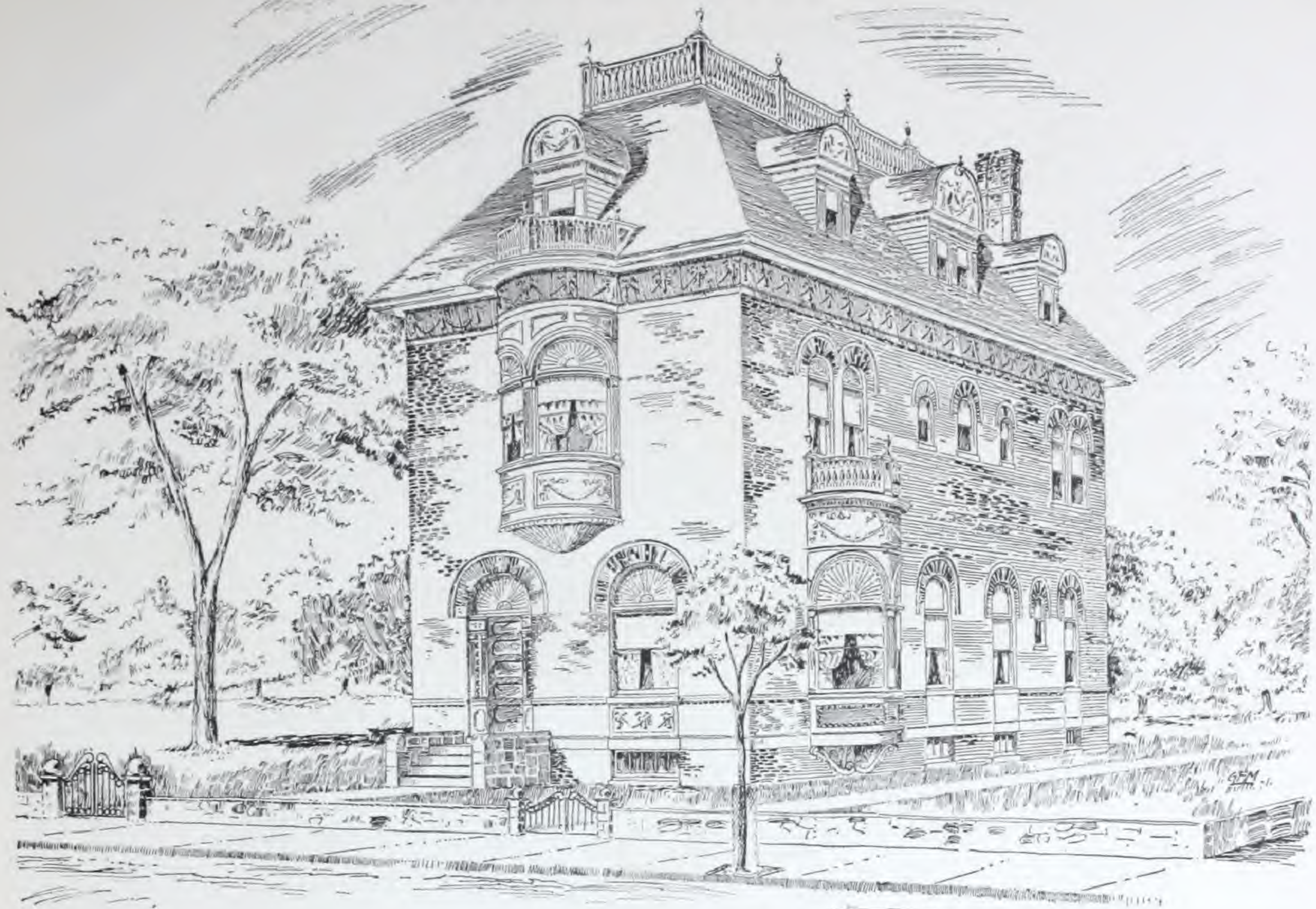
Price of working plans, specifications, detail drawings, etc., \$110.

Price of + bill of materials, 35.

The price of a modified design is greater, according to the alterations required and will be made known upon application to the Architects.

Address, "Co-operative Building Plan Association," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Brick Residence, Design No. 1686



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* f etc.) see supplement page B.

GENERAL DIMENSIONS: Width, not including bay, 25 ft.; depth, exclusive of porches, 32 ft. 4 ins.

HEIGHTS OF STORIES: Cellar, 7 ft. 6 ins.; first story, 12 ft.; second story, 11 ft.; attic, 9 ft.

EXTERIOR MATERIALS: Foundation and walls to roof, brick; roof, slate; balconies, bays, etc., galvanized iron; balcony floors and deck roof, tin.

INTERIOR FINISH: Three coat plaster, hard white finish. Plaster cornices and centres in parlor, halls, dining-room, sitting-room and front bedroom. All first and second story floors, double; finished floor in dining-room, sitting-room, lavatory, bath-room and first and second story halls, oak. Oak border to floors in parlor and front bedroom. Kitchen and attic floors, N. C. pine. Oak trim in rooms having oak floor. Trim in kitchen and attic, N. C. pine; in parlor, soft wood, painted white; in all second story bedrooms, ash. Staircase, oak. Picture moulding in principal rooms and halls. Kitchen, bath-room and lavatory, wainscoted.

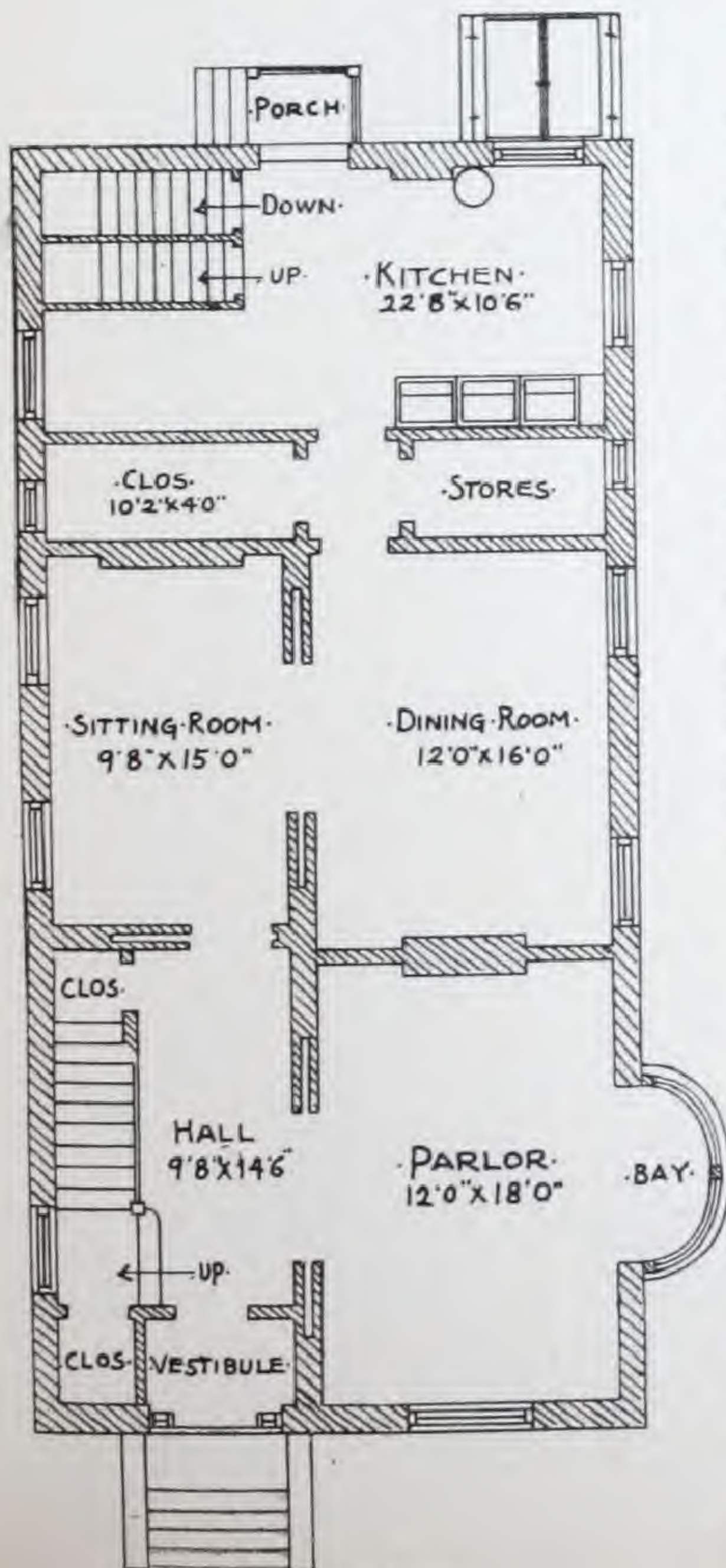
COLORS: Brick, pale yellow. Trim, white. Soffits of bays, balcony floor and deck roof, dull red.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole house, with inside and outside entrance and concrete floor. Five rooms and hall finished off in attic. Staircase from attic to deck roof. Mantels in parlor, dining-room and sitting-room. Stationary wardrobe in each bedroom. Two ornamental seats in second story hall. Two tubs, sink, range and boiler in kitchen.

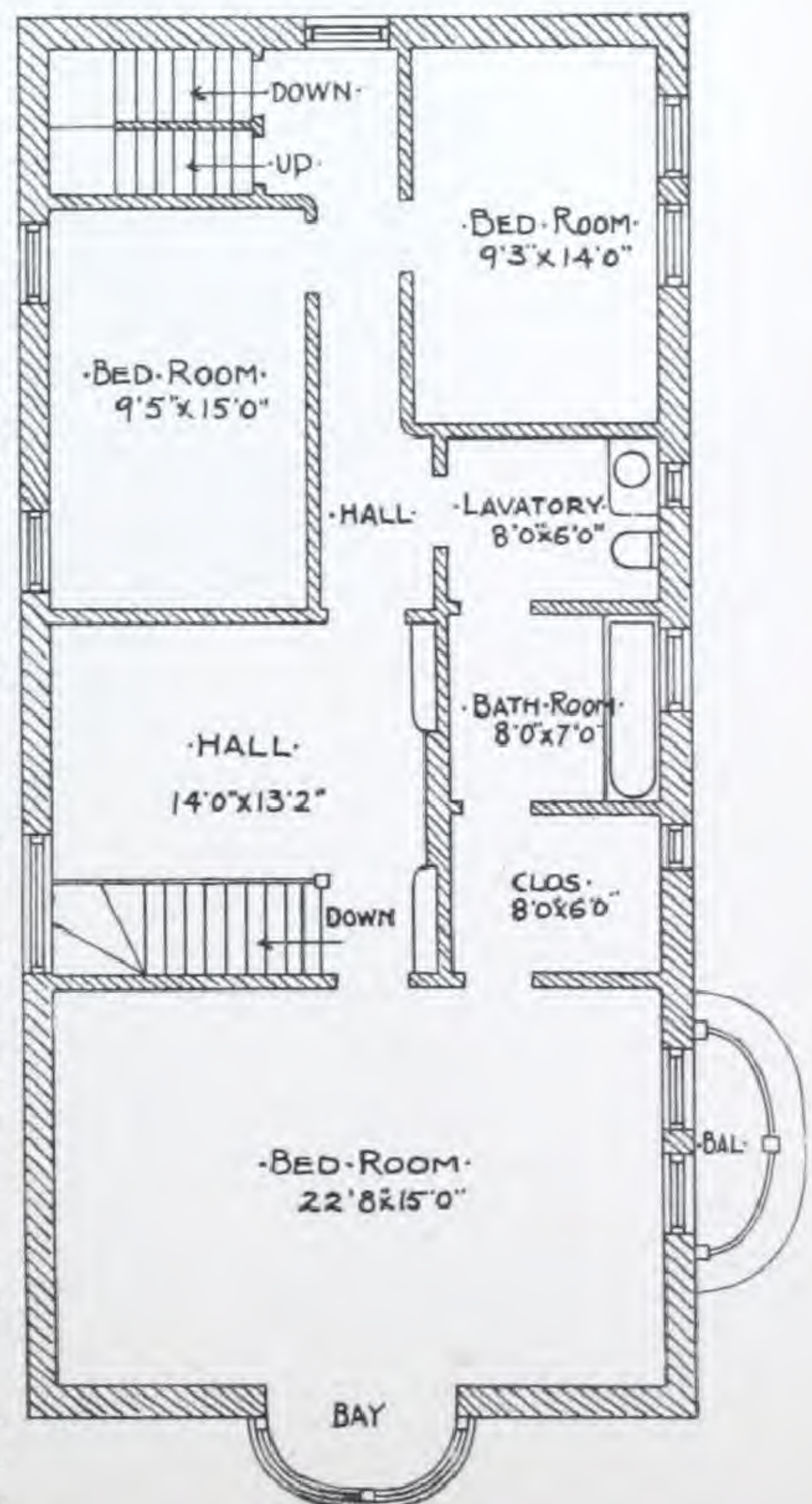
COST: \$11,400, complete. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, and detail drawings, \$115.
Price of full bill of materials, 35.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



FIRST FLOOR.



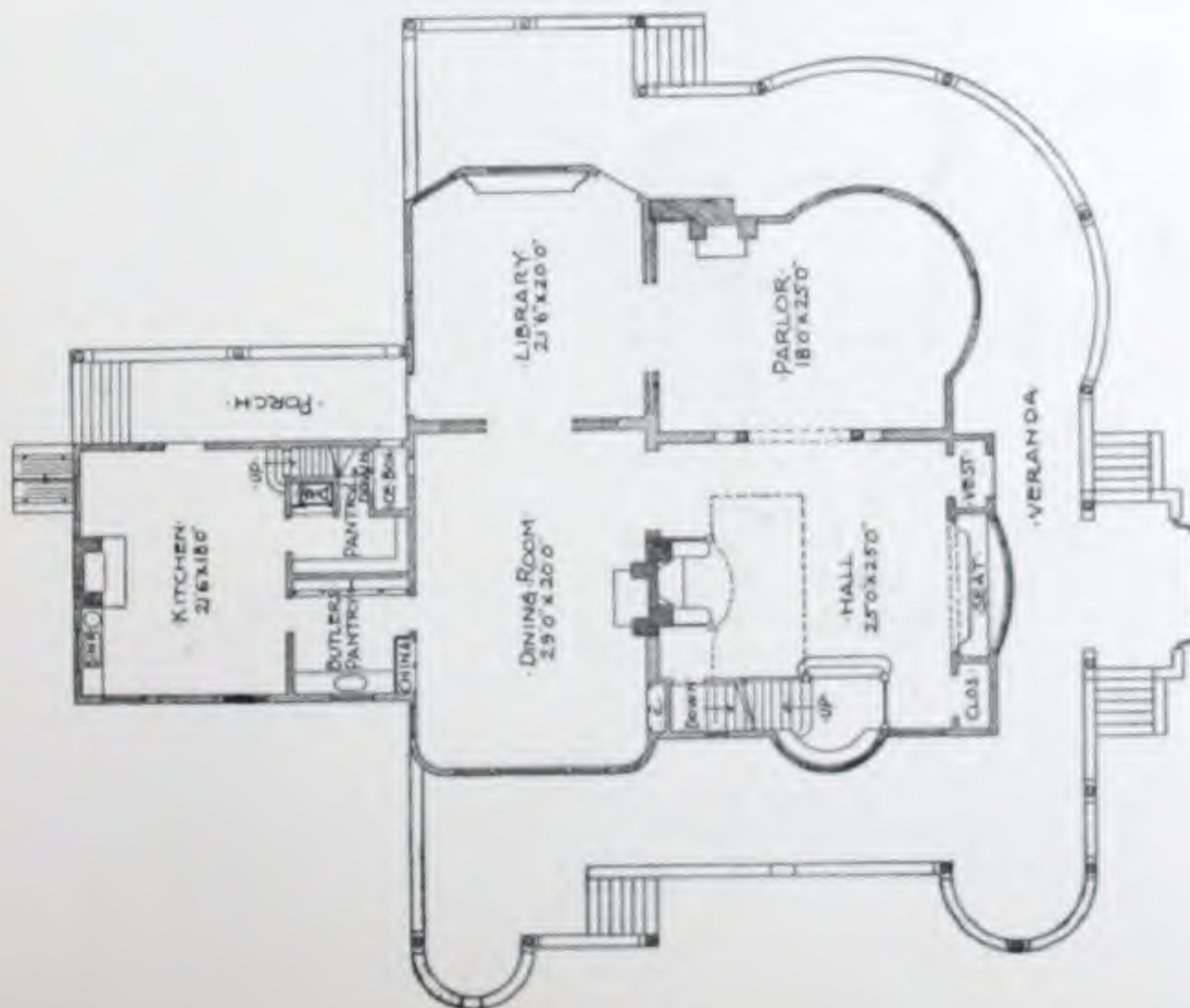
SECOND FLOOR.

Residence, Design No. 1689



PERSPECTIVE.

Floor Plans and Description of Residence, Design No. 1689



FIRST FLOOR.

DESCRIPTION.

For explanation of all symbols (" + etc.) see supplement page B.

GENERAL DIMENSIONS: Width, through dining-room and library, 32 ft. 6 in.; depth, exclusive of veranda, 79 ft. 6 in.

HIGHWAYS OR SYMMETRY: Center, 8 ft. 6 in. : first story, 12 ft.; second story, 10 ft.; third story, 8 ft.

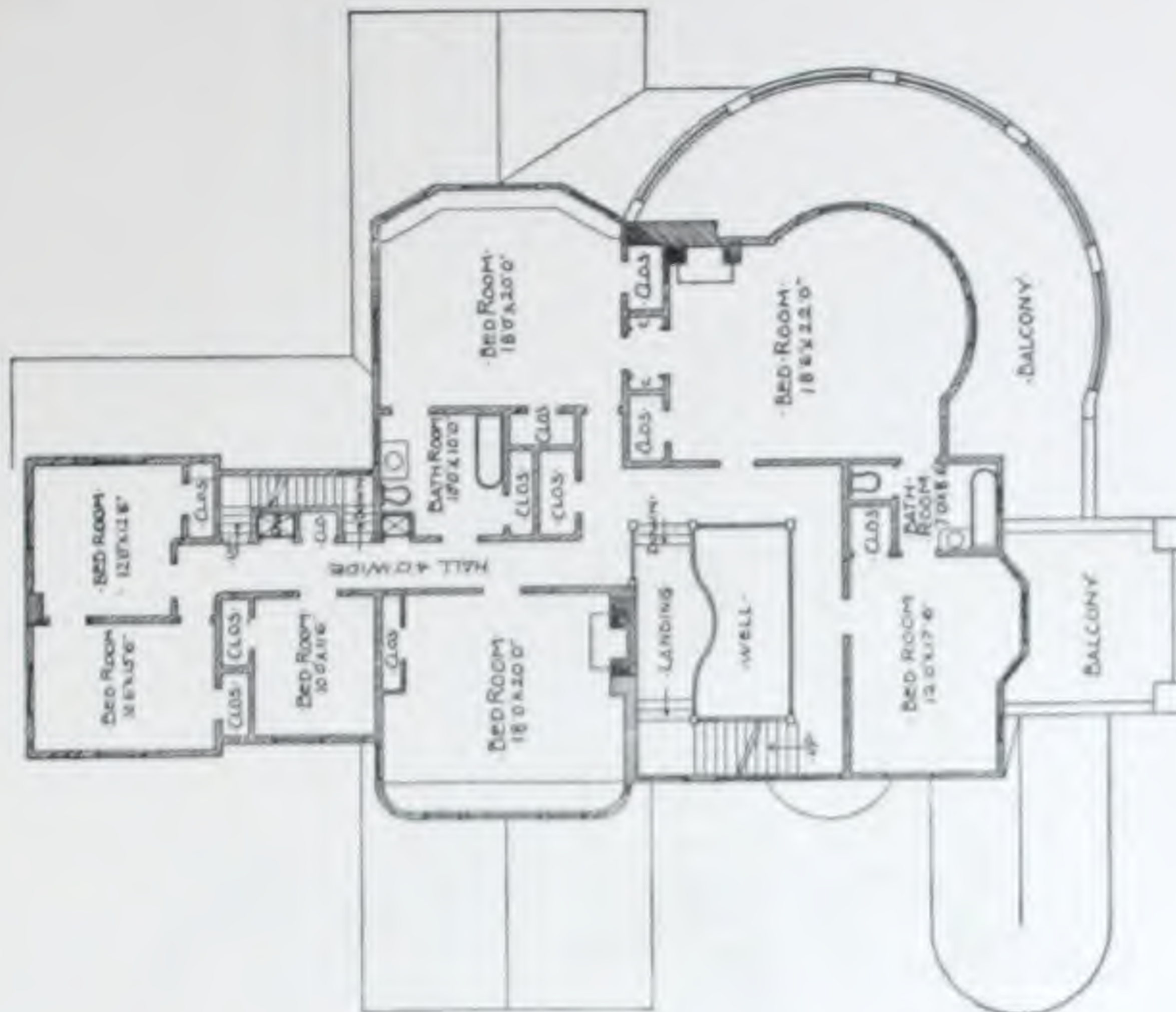
EXTERIOR MATERIALS: Foundation, brick; all walls above foundation, veranda columns, rods, etc., shingles; ornaments on lower and in gables, pebble-mosaic.

INTERIOR FINISH: Three coat plaster, hard white finish. Plaster on ceiling and surfaces in all principal rooms, first and second stories, also plaster curve in main hall. Floors in dining-room and first and second story halls, oak; in kitchen, parlor and finished rooms in basement, yellow pine; elsewhere,

white pine. Trim in first story, white pine, oak; kitchen and basement, yellow pine; elsewhere, white wood, stained. Walnut in dining-room and main hall, stained oak; in second story bedrooms, tile; in servants' hall-room and kitchen, yellow pine.

COLORS: First and second story shingles, light red. Ceilings, dark red. Trim, veranda columns, sub-water conductors, etc., ivory white. Roads, none green.

ACCOMMODATIONS: The principal rooms and their uses, closets, etc., are shown by the floor plans. Basement, under whole house, contains laundry, servants' dining-room and bath-room; also storeroom, wine cellar, etc. Two lights of stairs lead from basement to first story; rest flight continuing up to third story. Four large rooms are finished off in third story, having ample storage space. A special feature in the first story is the main hall, which contains an open fireplace, oak staircase, two arched windows with seats, flower shelf in north and south of fireplace and is separated from parlor



SECOND FLOOR.

by two columns reaching from floor to ceiling, with grille at ceiling. The staircase is 4 ft. wide, and continues up to third story around a large stair well, open to roof. Fireplaces in dining-room, parlor and two bedrooms. Two bedrooms in second story and sleep sink in hall. Double-water from basement to second story. Butler's pantry contains two dressers and sink. Larder between pantry and kitchen opens in rear veranda.

COST: \$18,350, complete. The estimate is based on 1 New York prices for materials and labor. In many sections of the country the cost should be less.

Point of working plans, specifications and detail drawings, etc., \$185.

Price of 10 full of materials, 60.

Address, "Co-operative Building Plan Association," Architects, 103 Broadway and 114-116 Fulton Street, New York, N. Y.

Residence, Design No. 1711



Description of Residence, Design No. 1711

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

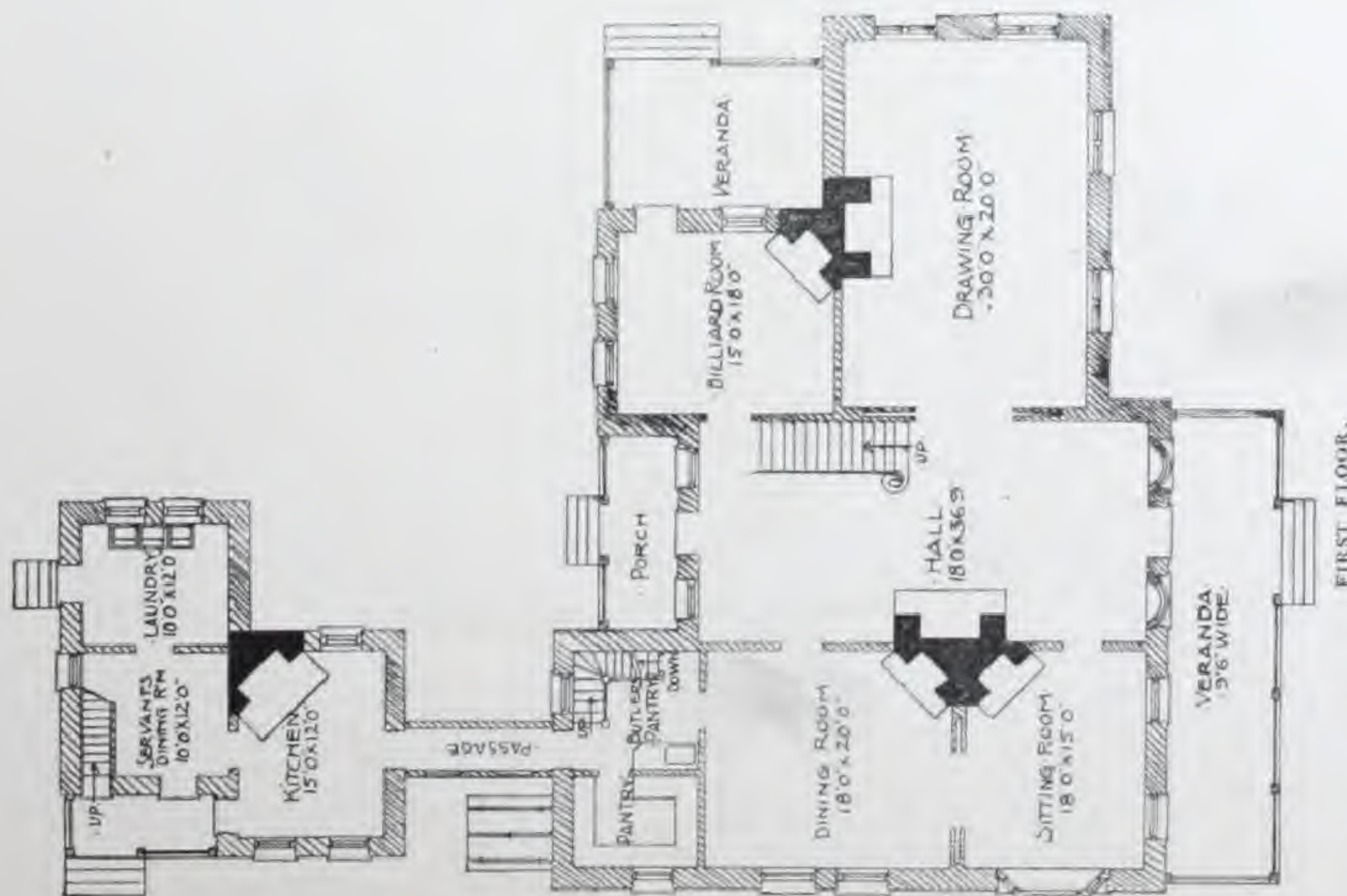
GENERAL DIMENSIONS: Extreme width, 71 ft.; depth, including veranda and laundry, 99 ft. 8 ins.

HEIGHTS OF STORIES: Cellar, 8 ft.; first story, 11 ft.; second story, 8 ft. 6 ins.

EXTERIOR MATERIALS: Foundation and first story, stone; second story, except extension, half timber work and cement panels; extension above first story, clapboards; all roofs, slate.

INTERIOR FINISH: Three coat plaster, hard white finish. Floors in dining-room, drawing-room and main hall, oak; elsewhere, Georgia pine. Trim in dining-room, drawing-room and main hall, oak; elsewhere Georgia pine. Panel backs under windows in drawing-room and main hall. Picture moulding in principal rooms and halls. Chair-rail in dining-room. Main stairs, quartered oak.

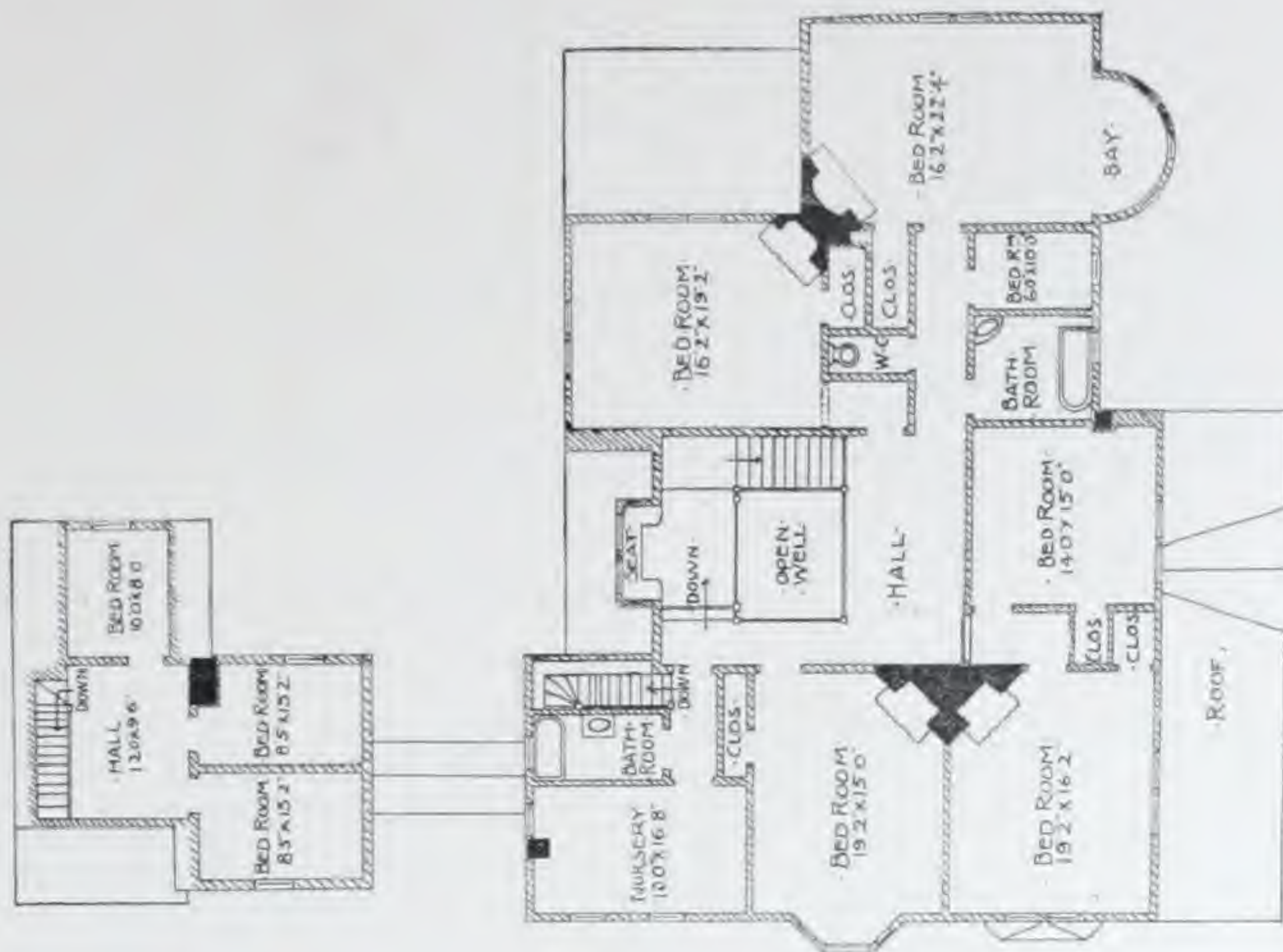
house by a short passage, thereby avoiding disagreeable odors from kitchen department. Copious hall space and large, handsome staircase with spiral newel and balusters. Seat on landing of staircase. The large number of fireplaces makes all rooms cheerful and well ventilated. Thimble connection for stoves in rooms having no fireplaces. Open fireplace in sitting room, dining-room, billiard-room, drawing-room, and four bedrooms. Rear stairs from butler's pantry to second story. Two bath-



FIRST FLOOR.

COLORS: Stonework and cement, gray. Trim, blinds and veranda floor, Vandyke brown. Veranda ceiling, oiled. Sashes, red. Veranda floor, light gray.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under whole of main house, with inside and outside entrance and concrete floor. Extension with kitchen, laundry and servants' apartments is separated from main



SECOND FLOOR.

rooms in second story, with tubs and basins; water closet in separate compartment.

The cost of this house will be made known upon application to the Architects.

Price of plans, specifications, and full size details,	\$120.
Price of bill of materials,	35.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Stable, Design No. 1712



PERSPECTIVE.

COLORS: Shingles on side walls, stained light sienna; roof shingles, left natural; trim, buff.

ACCOMMODATIONS: Space for two carriages and two horses. Staircase to loft. Outside door to stable is a Dutch door. Front doors, sliding.

COST: \$300, complete.

Price of working plans, specifications and detail drawings, . . . \$15

Price of 1/2 bill of materials, . . . 10.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

DESCRIPTION.

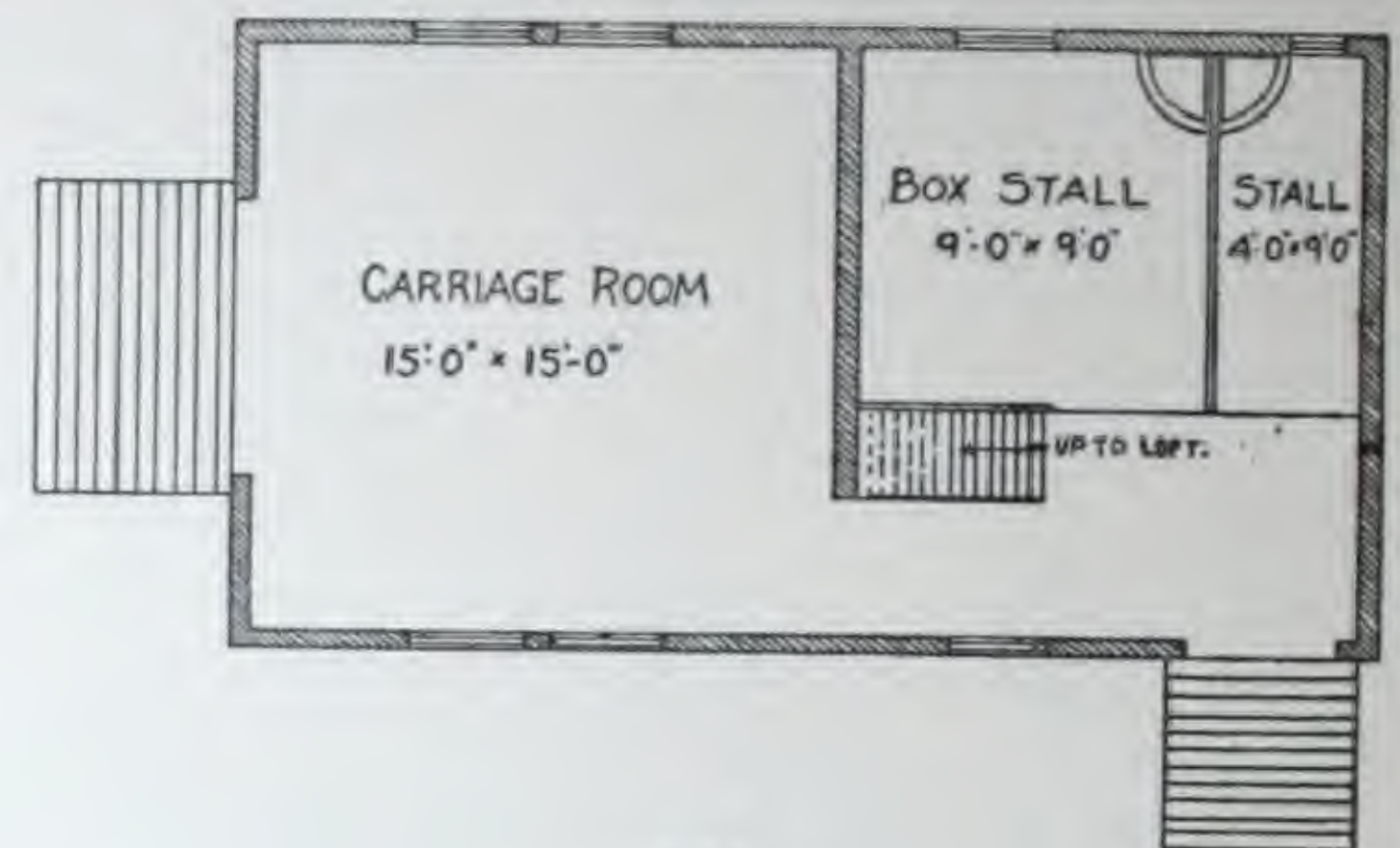
For explanation of all symbols (* + etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 16 ft.; depth, 29 ft. 6 ins.

HEIGHT OF STORY: 10 ft.

EXTERIOR MATERIALS: Foundation, posts; side walls, gables and roofs, shingles.

INTERIOR FINISH: Flooring on first story, 2-inch plank; in loft, spruce. Studding and loft floor joists exposed.



PLAN

Stable, Design No. 1785



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* + etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 26 ft.; depth, 21 ft.

HEIGHTS OF STORIES: first story, 9 ft.; second story, open.

EXTERIOR MATERIALS: Foundation, stone; first story, clapboards; second story, shingles; roof, shingles.

INTERIOR FINISH: Flooring, first story, 2-inch hemlock planks; second story, good quality 1-inch rough boarding, tongued and grooved. Carriage-room sides and ceiling ceiled with narrow tongued and grooved N. C. pine boards. Front and stable door to be made of 7/8-inch pine ceiling boards laid diagonally, and 3/4-inch stiles, both sides. Stall-post to be turned chestnut post.

COLORS: Clapboards, light brown; trim, dark brown. Outside doors, panels light brown; framing of panels, dark brown. Sashes, Pompeian red. Gable shingles dipped and brush-coated sienna stain. Roof shingles dipped and brush-coated Indian red.

ACCOMMODATIONS: The principal carriage-room and stalls, etc., are shown on the floor plans. No cellar. Second story is open, and man's room finished off over rear of carriage-room. Hay drops to both stalls. Suitable beam and hook in front gable to hoist bales, etc., to mow. Place for storage of hay over stalls.

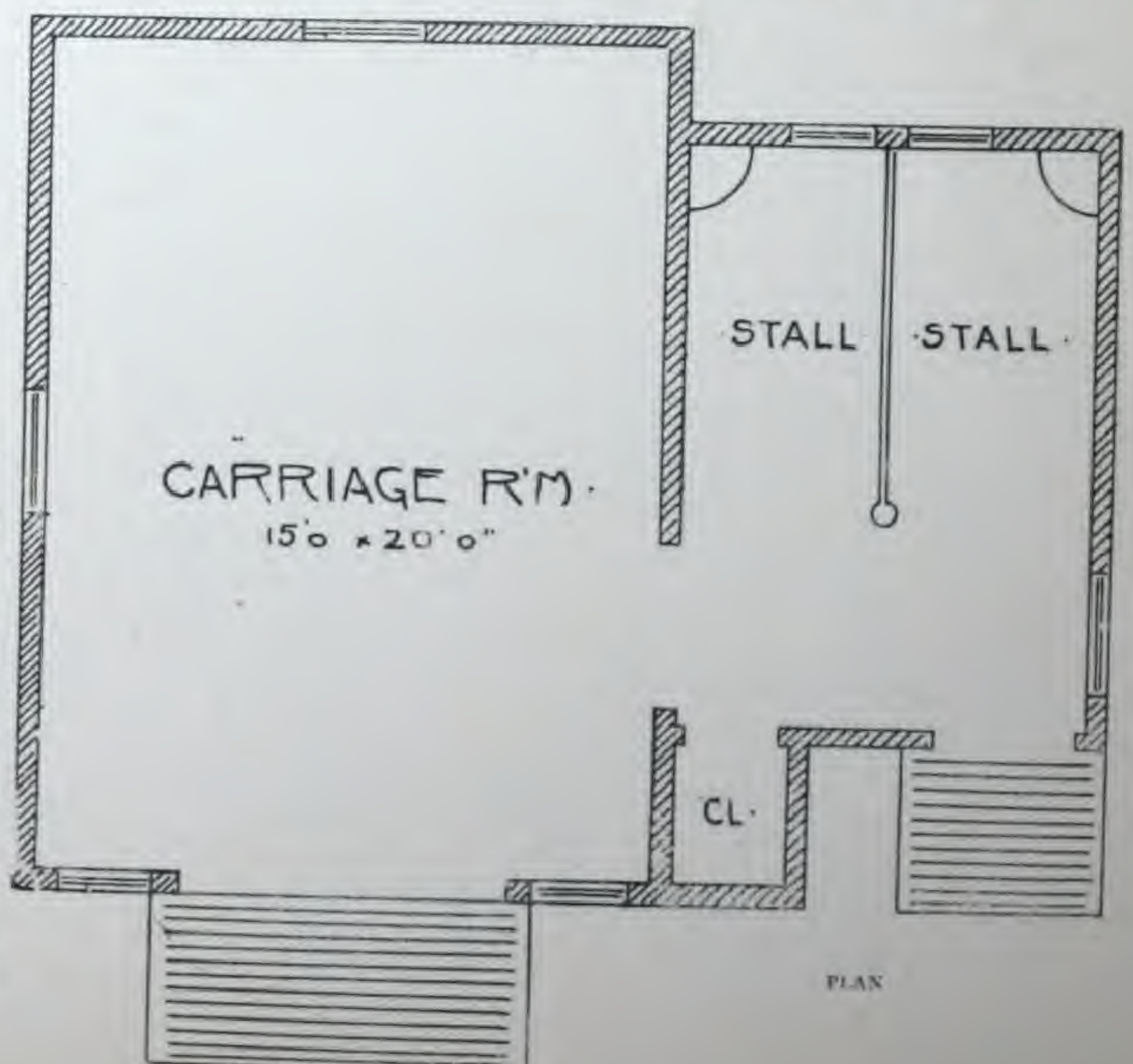
COST: \$450, complete.

Price of working plans, specifications and detail drawings, . . . \$10.
Price of 1/2 bill of materials, . . . 5.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

FEASIBLE MODIFICATIONS: Heights of stories, sizes, colors, materials, etc., may be changed. Cellar may be placed under part or whole of building. Feed bins may be placed in second story, with proper chutes leading to first story. Hay drops may be omitted as there is ample room for one large hay drop at front of carriage room. If single ones are wanted this large hay drop may be made into closet. The two stalls may be combined and made one large box stall.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



PLAN

Stable, Design No. 1713

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 30 ft.; depth, 26 ft.

HEIGHT OF STORY, 10 ft.

EXTERIOR MATERIALS: Foundation, stone; side walls, clapboards; roof, shingles.

INTERIOR FINISH: First story floor, spruce; loft floor, N. C. pine; walls and ceilings of entire first story, also man's room in loft, ceiled with N. C. pine. Box stalls ceiled same as side walls.



PERSPECTIVE.

COLORS: All walls, dark green. Roof shingles stained dark red. Sashes and trim, white.

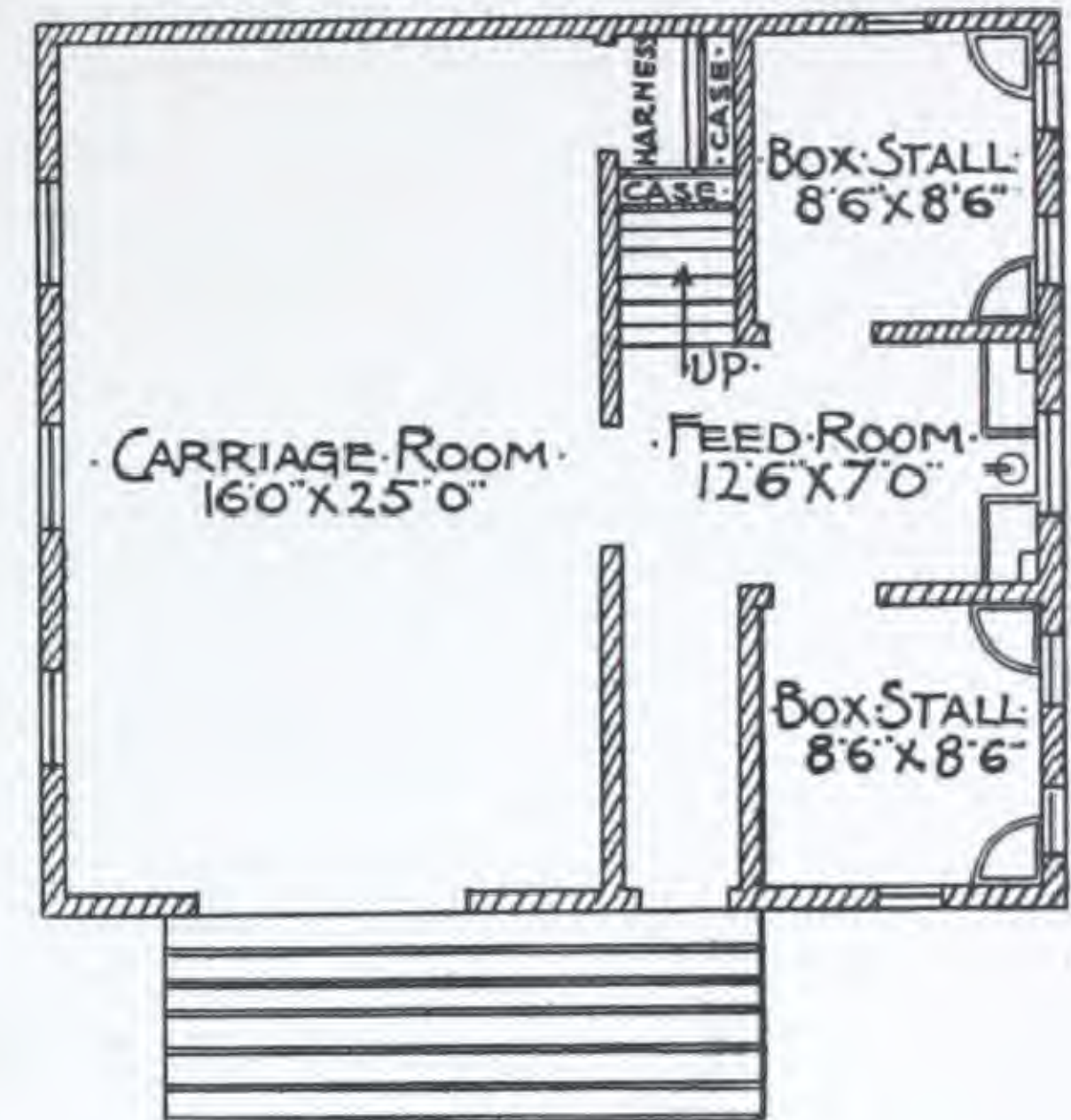
ACCOMMODATIONS: General arrangement, sizes, stalls, etc., are shown on the plan. No cellar. Man's room finished off in loft. Hay chute from loft to first story, also feed chutes with cut-off at bottom and shelves under. Yellow pine harness case under stairs.

COST: \$600, not including stall fittings or harness hooks. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working drawings, specifications, detail drawings, etc., . . . \$15.

Price of †† bill of materials, . . . 5.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



PLAN.



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 30 ft., not including veranda or porch; depth, 19 ft. 6 ins., not including run.

HEIGHTS OF STORIES: Cellar, 8 ft.; first story, 10 ft.; second story, open.

EXTERIOR MATERIALS: Foundation, stone; first story, clapboards; second story, shingles; roof, shingled.

INTERIOR FINISH: All studding throughout exposed and in the rough. First floor and second to be 1-in. rough hemlock. Man's room in loft to be finished off with tongued and grooved ceiling boards of white pine.

COLORS: Clapboards, painted deep cream. Corner boards, casings, cornices, etc., painted bottle green. Sashes, white. Roofs left natural for weather stain.

ACCOMMODATIONS: The principal features are shown by the plan. All windows in second story are casement and made to swing out. Balcony roof tinned and provided with scuttle to same. Cellar may be used for farm tools, wagons and a general root cellar.

Stable, Design No. 1786

COST: \$800, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

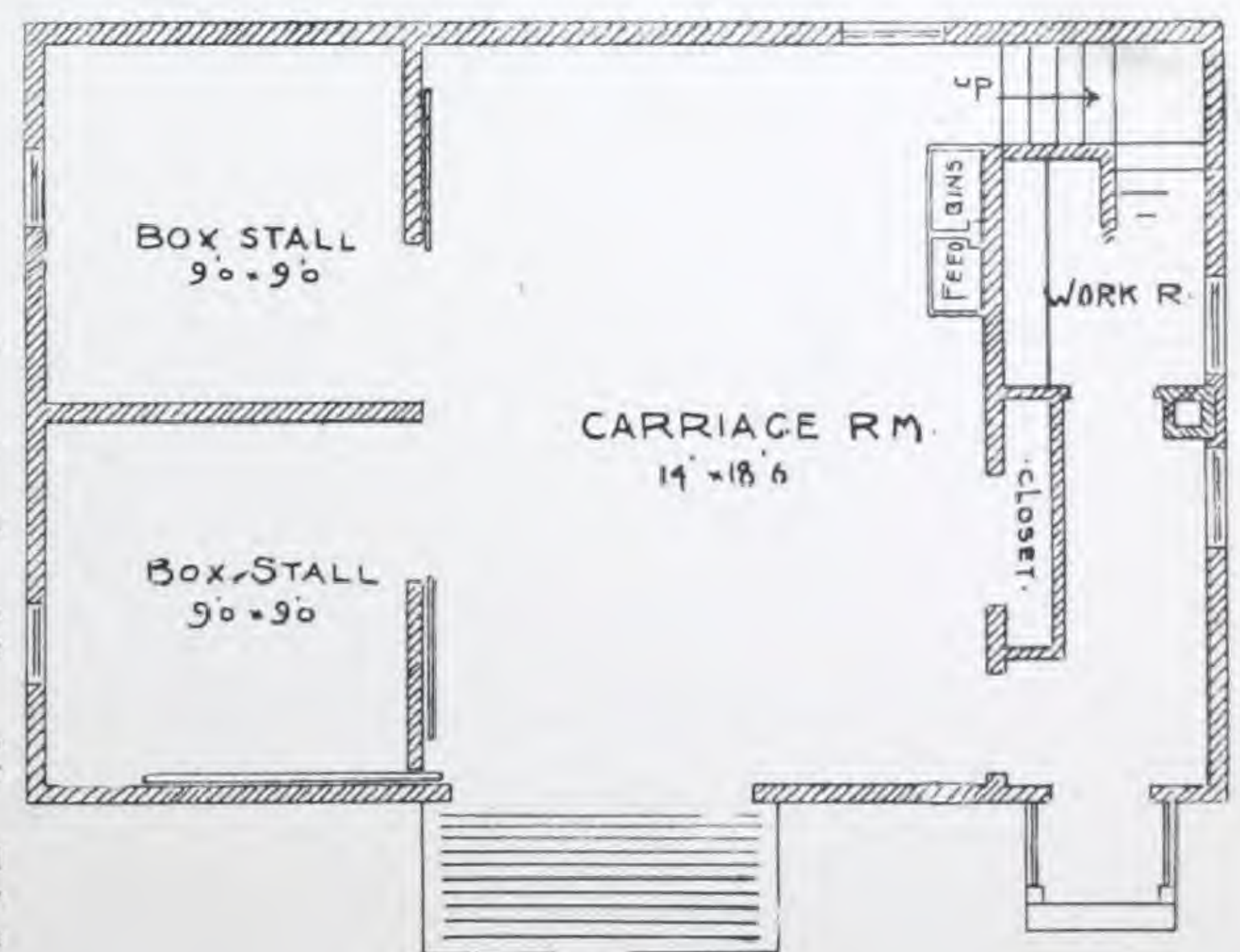
Price of working plans, specifications, and detail drawings, . . . \$15.

Price of †† bill of materials, . . . 5.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

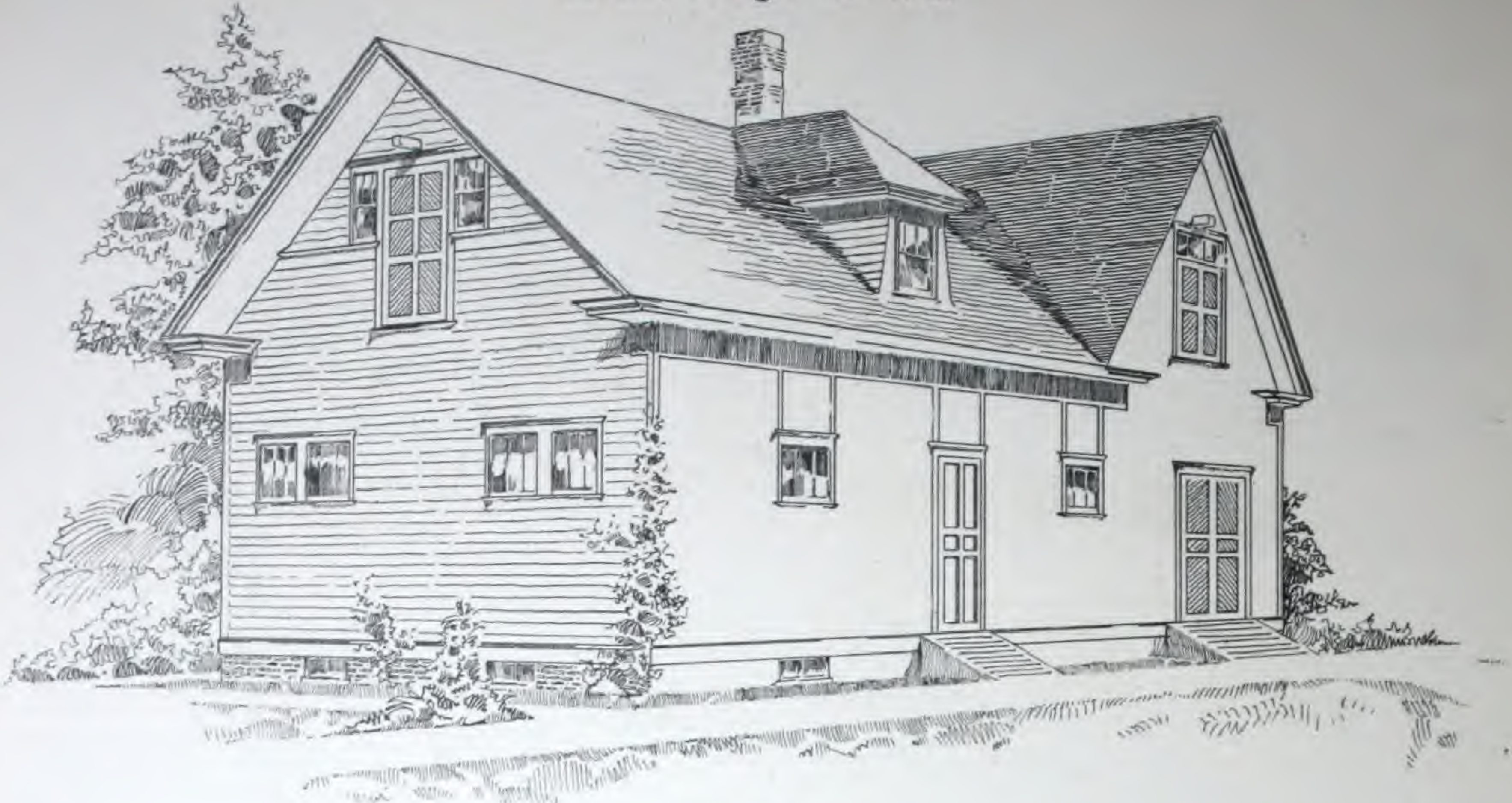
FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Carriage-room walls may be ceiled, also ceiling. Doors may be swinging. Chimney may be moved so as to heat carriage-room.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.



PLAN.

Stable, Design No. 1787



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* 1 etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 48 ft.; depth, 33 ft., not including runs.

HEIGHTS OF STORIES: First story, 12 ft. 6 ins.; second story, open.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story gables, shingles; roof shingled.

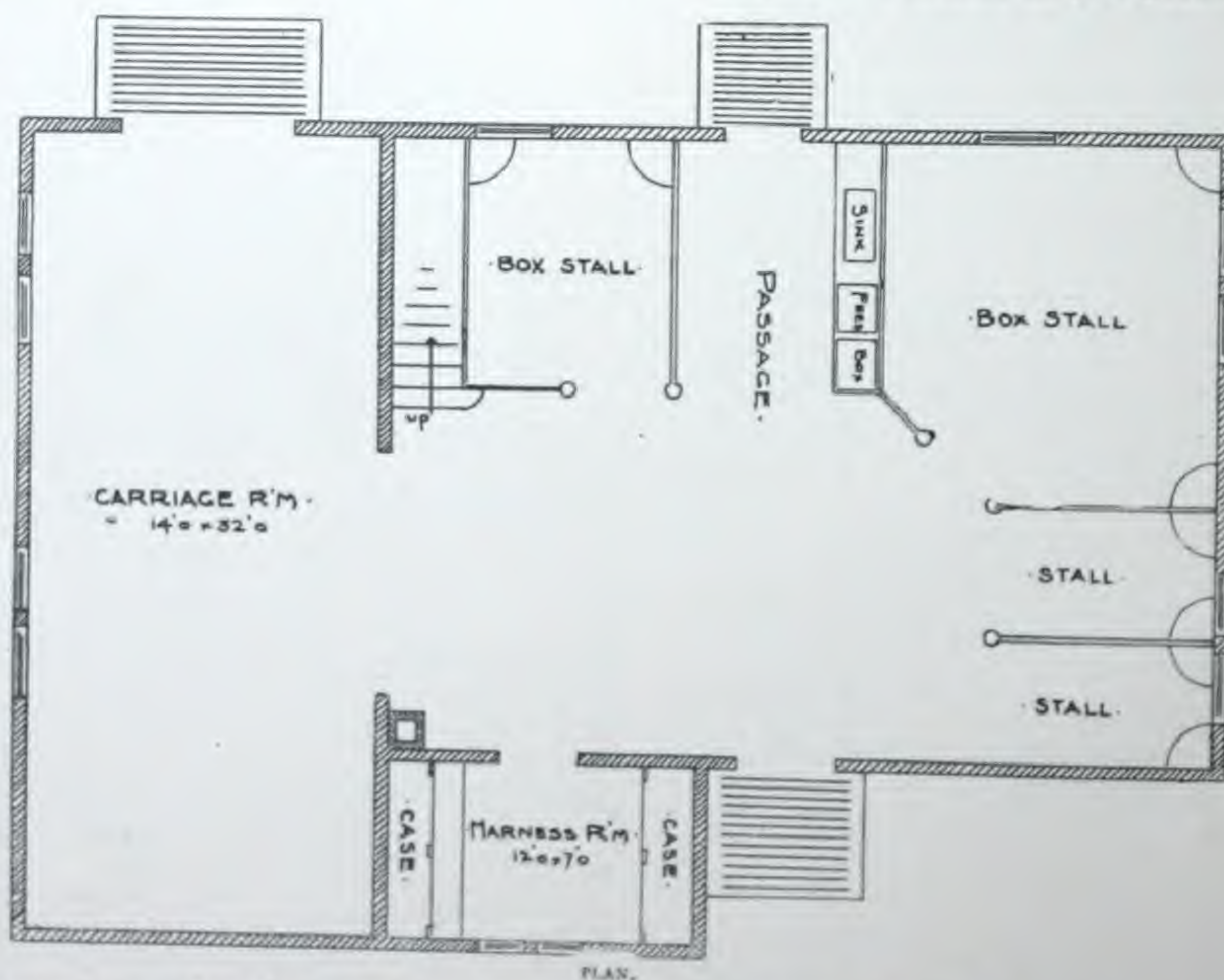
ing staircase to attic. Gable over carriage-room arranged for hoisting grain, etc.

COST: \$1,100, complete. The estimate is based on † New York prices for material and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, . . . \$10.

Price of †† bill of materials, 5.

The price for a modified design is greater, varying according to the



INTERIOR FINISH: Carriage-room and man's rooms ceiled with narrow tongued and grooved boarding. Soft wood flooring throughout.

COLORS: All clapboards painted brown. Trim, cornices, painted buff. Roof shingles, moss green.

ACCOMMODATIONS: The general arrangement is shown by the floor plan. Two small and two large box and open stalls. Room for mixing feed, with feed chute from second story. Doors to carriage room. Swing-

changes desired, and will be made known upon application to the Architects.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Open fireplace may be introduced. Large box stall may be changed to open stalls, and feed chutes done away with.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Stable, Design No. 1788



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 50 ft., including portico; depth, 39 ft.

HEIGHTS OF STORIES: First story, 10 ft.; second story, man's room, 9 ft. 6 ins.; remainder unfinished.

EXTERIOR MATERIALS: Foundation, stone; first story, clapboards; second story and roofs, shingled.

INTERIOR FINISH: Carriage room, work-room and harness-room, ceiled with yellow pine. White pine trim. Walls in stable to be exposed studding. Two-inch planking between stalls. Two-inch spruce plank floor on first story. Second story floor to be spruce boarding in the rough, except in man's room. Stairway to have yellow pine treads and risers. All interior woodwork in first and second stories to be finished in hard oil.

COLORS: Stone and brickwork cleaned down at completion. Clapboards, colonial yellow. Wall and gable shingles dipped and brush-coated colonial yellow. Trim and cornices, white. Outside doors and sashes, dark green. Entrance portico ceiling finished in hard oil. Roof shingles dipped and brush coated silver stain.

ACCOMMODATIONS: The general arrangement of stalls, etc., are shown by the floor plan. Large carriage-room cut off from both stables. Workroom with chimney. Harness-room with harness case and drawers underneath. Neat staircase to second story. One large room finished off in loft for man's room, yellow pine finish. Hay drops to all stalls from second story. Porch floor each side of main entrance run.

COST: \$1,600, not including stall fixtures. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

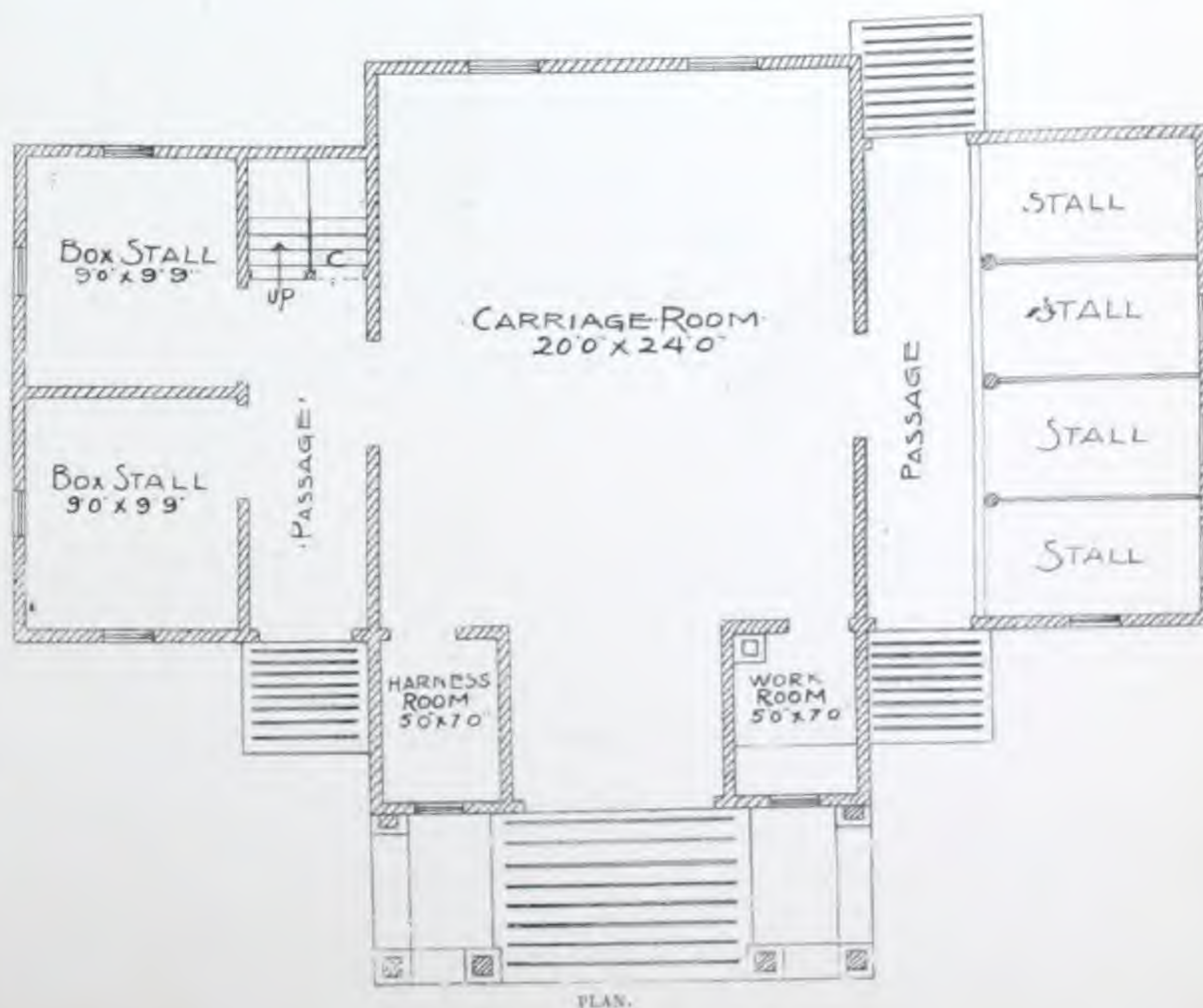
Price of working plans, specifications, detail drawings, etc., \$15.

Price for full bill of materials, 5.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

FEASIBLE MODIFICATIONS: Height of stories, general sizes, materials and colors may be changed. Building may be made for side of hill and cow stalls placed in basement. Any or all plumbing may be omitted. Brick and stone piers may be used if desired.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

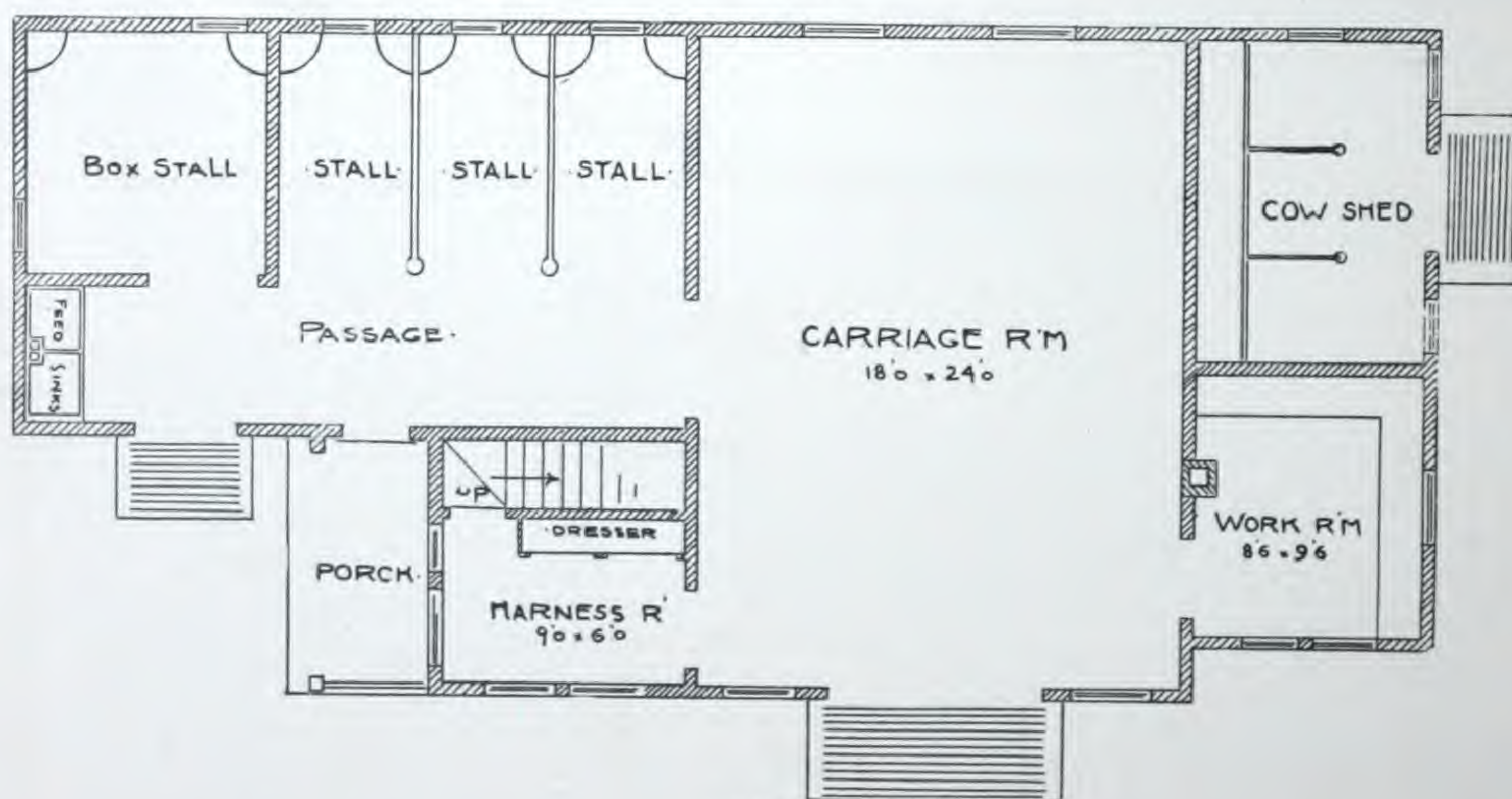


PLAN.

Stable, Design No. 1789



PERSPECTIVE.



PLAN.

DESCRIPTION.

For explanation of all symbols (*† etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 52 ft. 6 ins.; depth, 25 ft., not including runs.

HEIGHTS OF STORIES: First story, 10 ft.; second story, open.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story, gables and roof, shingles.

INTERIOR FINISH: First floor, 2-in. plank spruce. Loft floor, 1-in. spruce. Walls and ceilings of carriage-room and man's room ceiled with N. C. pine ceiling boards. Studs and ceiling beams throughout rest of stable to be dressed on three sides and left exposed.

COLORS: Clapboards on first story painted a light buff. All trim and casings throughout painted white. Shingles on entire second story left natural. Roof shingles stained a deep bottle green.

ACCOMMODATIONS: The principal features and accommodations are

shown by the floor plans. Three cows' stalls and workroom on side of carriage-room. Entrance to second story made by way of tower. Feed bins with chutes from second story on box stall.

COST: \$1,700, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$20.

Price of †† bill of materials, 5.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

FEASIBLE MODIFICATIONS: General dimensions, materials, etc., may be changed. Cows' stalls may be omitted. Workroom may be turned into harness-room. Box stall may be made into two stalls. All outside doors may be hinged instead of sliding.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

Stable, Design No. 1790



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 47 ft.; depth, 25 ft., not including stoop.

HEIGHTS OF STORIES: First story, 10 ft.; second story, open.

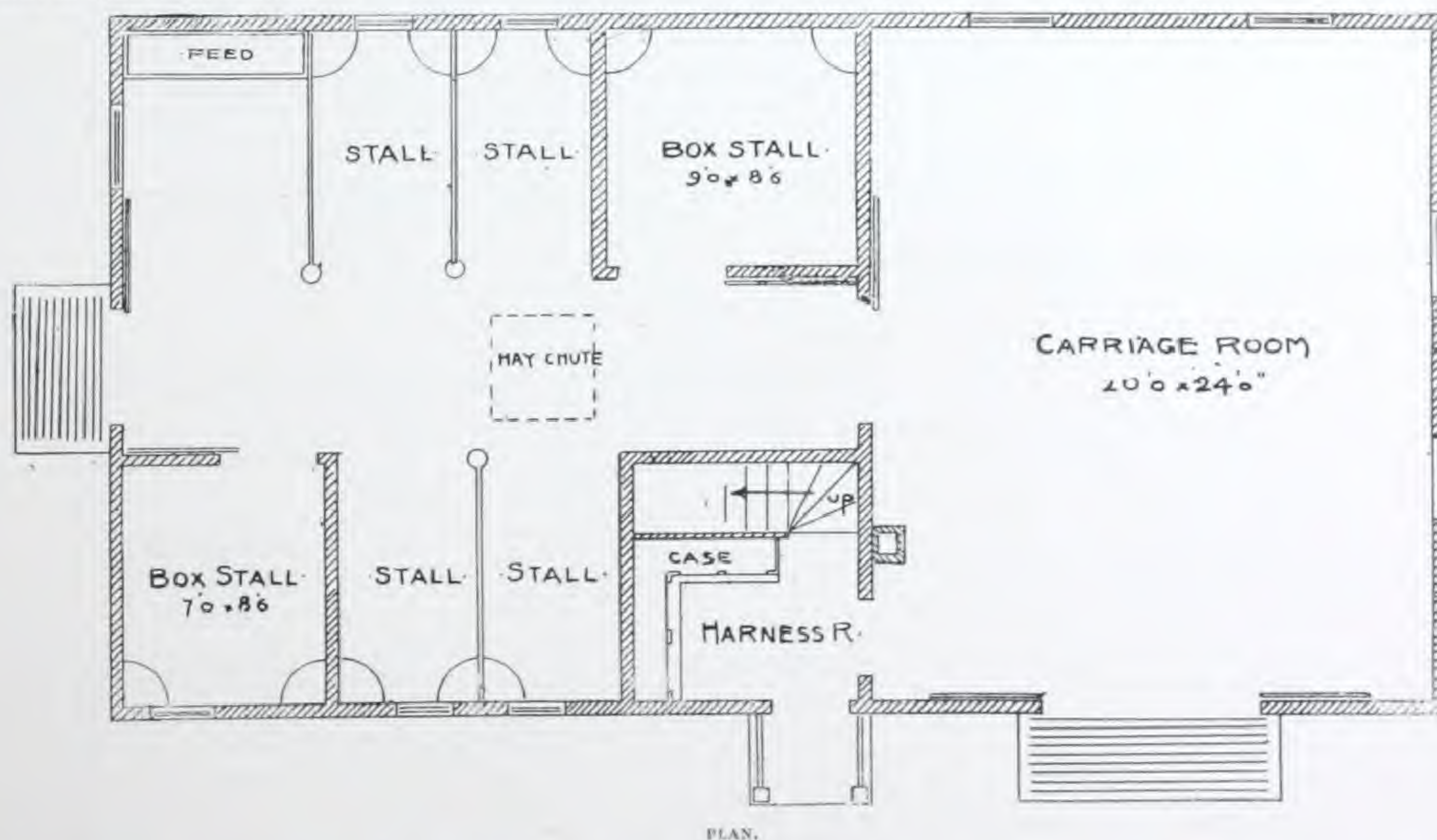
EXTERIOR MATERIALS: Foundation, stone; first story, shingles; second story and gables, shingles; roof, shingles.

ACCOMMODATIONS: The principal rooms and their sizes as shown by the floor plans. No cellar or blinds. Four single stalls and one box stall. Workroom. Harness-room with staircase entering from same to second story. Man's room situated over rear part of carriage-room.

COST: \$1,800, not including fixtures. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, and detail drawings, \$20.

Price of †† bill of materials, 5.



PLAN.

INTERIOR FINISH: First story floored with two-inch dressed spruce plank. Loft floored with one-inch stuff. Carriage-room walls and ceiling covered with narrow tongued and grooved ceiling boards. Studding throughout rest of house to be dressed and left exposed, also floor joists. Man's room in loft finished off with narrow tongued and grooved ceiling boards. The woodwork in man's and carriage-room to be oiled.

COLORS: All shingling left natural for weather stain. Trim, cornices, bands, etc., painted white.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Open fire-place may be introduced in carriage room. Workroom may be changed to two cow stalls.

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Stable, Design No. 1791



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* & etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 48 ft., including porch; depth, 28 ft. 6 ins.

HEIGHTS OF STORIES: First story, 10 ft.; second story, open.

EXTERIOR MATERIALS: Foundation, brick; first story, clapboards; second story, shingles; roof, shingles.

INTERIOR FINISH: First story floor of 2-in. spruce plank, tongued and grooved. Workroom, carriage-room and staircase hall ceiled with narrow tongued and grooved N. C. pine boarding. Staircase treads and risers of pine, first quality. Man's room over carriage-room, with ample closet room, and finished with tongued and grooved ceiling boards. Interior woodwork finished in hard oil, natural color.

COLORS: Clapboards and stall blinds, dark drab. Trim and rain conductors, dark green. Outside doors, dark green with drab panels. Sashes, dark red. Portico ceiling finished in hard oil. Brickwork and all wall shingles oiled. Roof shingles dipped and brush-coated red stain.

ACCOMMODATIONS: Carriage-room, stalls, etc., as shown on the floor plan. Man's room over carriage-room. Stall accommodations for four horses. Room for three carriages.

COST: \$2,200, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

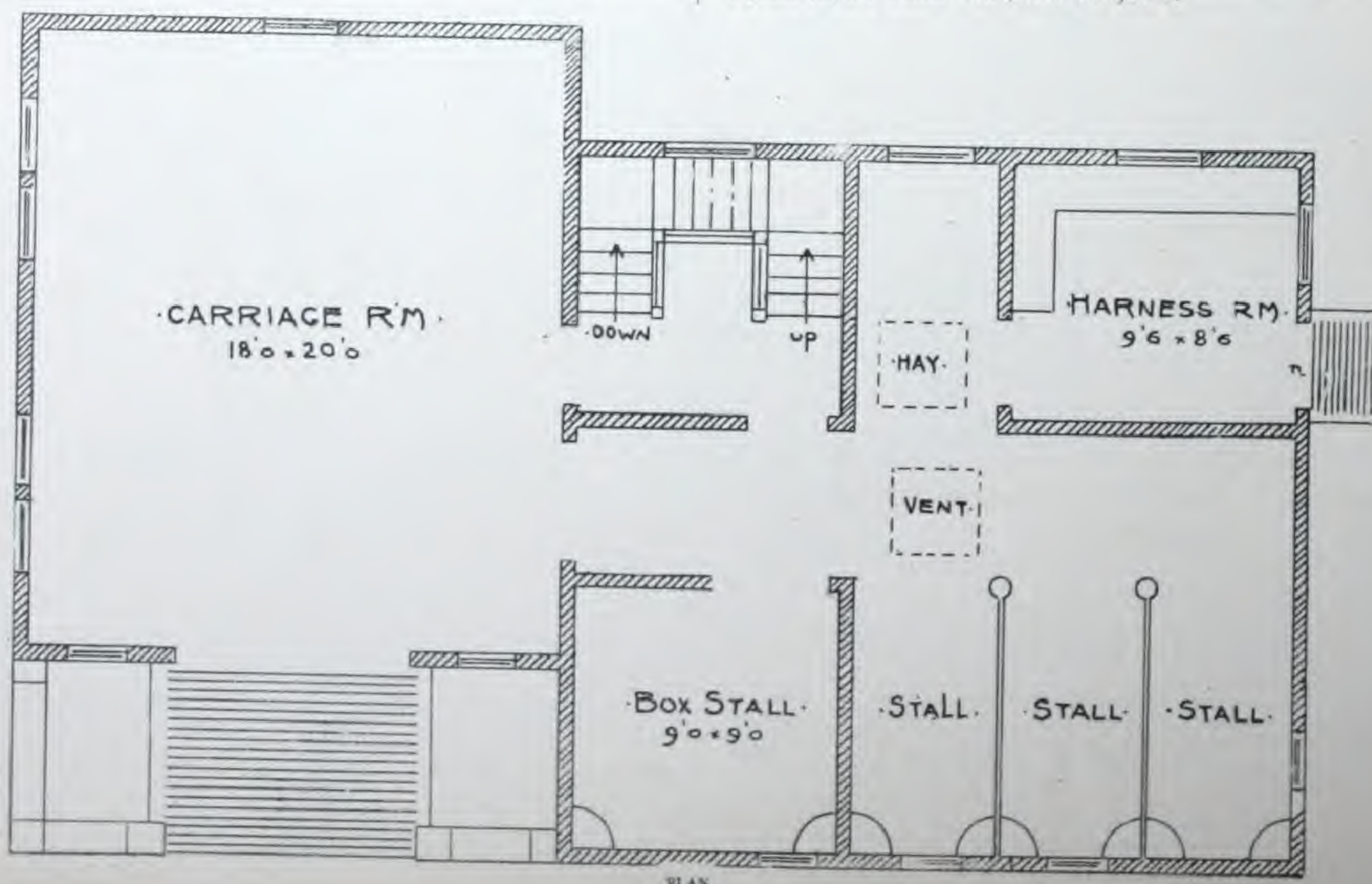
Price of working plans, specifications and detail drawings, \$20.

Price of †† bill of materials, 5.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

FEASIBLE MODIFICATIONS: Heights of stories, colors, sizes of rooms and materials may be changed. Man's room may be omitted or finished in two coat plaster and white-washed. Box stall may be planned for two single stalls. Hay drops may be arranged for all stalls, and large hay drop omitted. Roof ventilator may be omitted. Stone foundation may be substituted for brick.

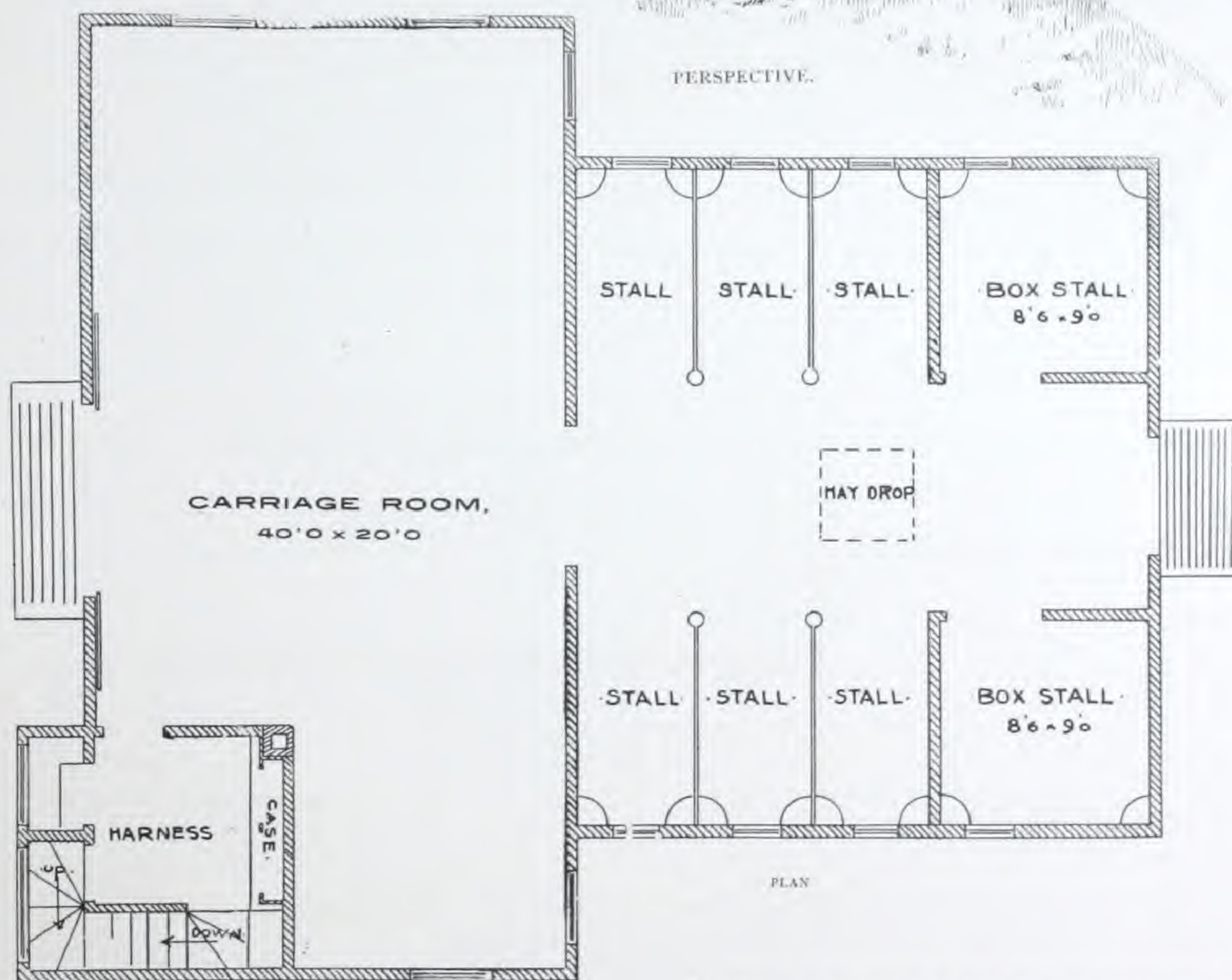
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Stable, Design No. 1792



PERSPECTIVE.



PLAN

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 41 ft.; depth, 45 ft. 6 ins.
HEIGHTS OF STORIES: First story, 9 ft. 6 ins.; second story, open.
EXTERIOR MATERIALS: Foundation, stone piers; first story, shingles; second story, shingles; roof, shingles.
INTERIOR FINISH: Two-inch thick plank spruce flooring throughout first story; ordinary soft wood flooring elsewhere. Brick chimney pointed up well. Ceiling throughout first story ceiled with narrow tongued and grooved ceiling boards. Trim in harness room and man's room soft wood. Studding and sheathing in first story planed on three sides, and all exposed wood of this finish to receive one coat of hard oil.
ACCOMMODATIONS: The general arrangement and sizes of rooms, etc., are shown by the floor plans. Man's room in second story, over harness-room. Hay drops for all stalls separate. Stairway from harness-room to second story, and direct connection with man's room. Two box stalls and six open stalls. Large carriage-room free from posts.

All doors on first story to be sliding doors except harness-room door. All stalls drained properly. Ventilator of proper size for ventilation of stable. Hoisting tackle and door with a neat platform for receiving baled hay.

COST: \$2,400, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$25.
 Price of †† bill of materials, 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

FEASIBLE MODIFICATIONS: General dimensions, materials and colors may be changed. Box stalls may be planned for open stalls, thus giving accommodations for ten horses instead of eight. Box stalls may be changed to cow stalls if desired. Brackets under main cornice may be omitted, but this change we do not advise as it would detract from the exterior decoration of building.

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Stable, Design No. 1793



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 62 ft., not including veranda or porch; depth, 35 ft., not including runs.

HEIGHTS OF STORIES: Cellar, 8 ft.; first story, 10 ft.; second story, open.

EXTERIOR MATERIALS: Foundation, stone; first story, shingles; second story, shingles; roof, shingles.

INTERIOR FINISH: First floor finished off with 2-inch spruce plank. Loft floor finished off with 1-inch stuff. All studding and second floor beams left exposed to view and dressed on three sides.

COLORS: All shingles on side walls and gables to be left natural for weather stain. Cornices, bands, casings, etc., painted white. Roof, shingles, stained and brush coated moss green.

ACCOMMODATIONS: The principal features and accommodations are shown by the floor plans. Coachman's room finished off in loft.

COST: \$2,500, complete. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

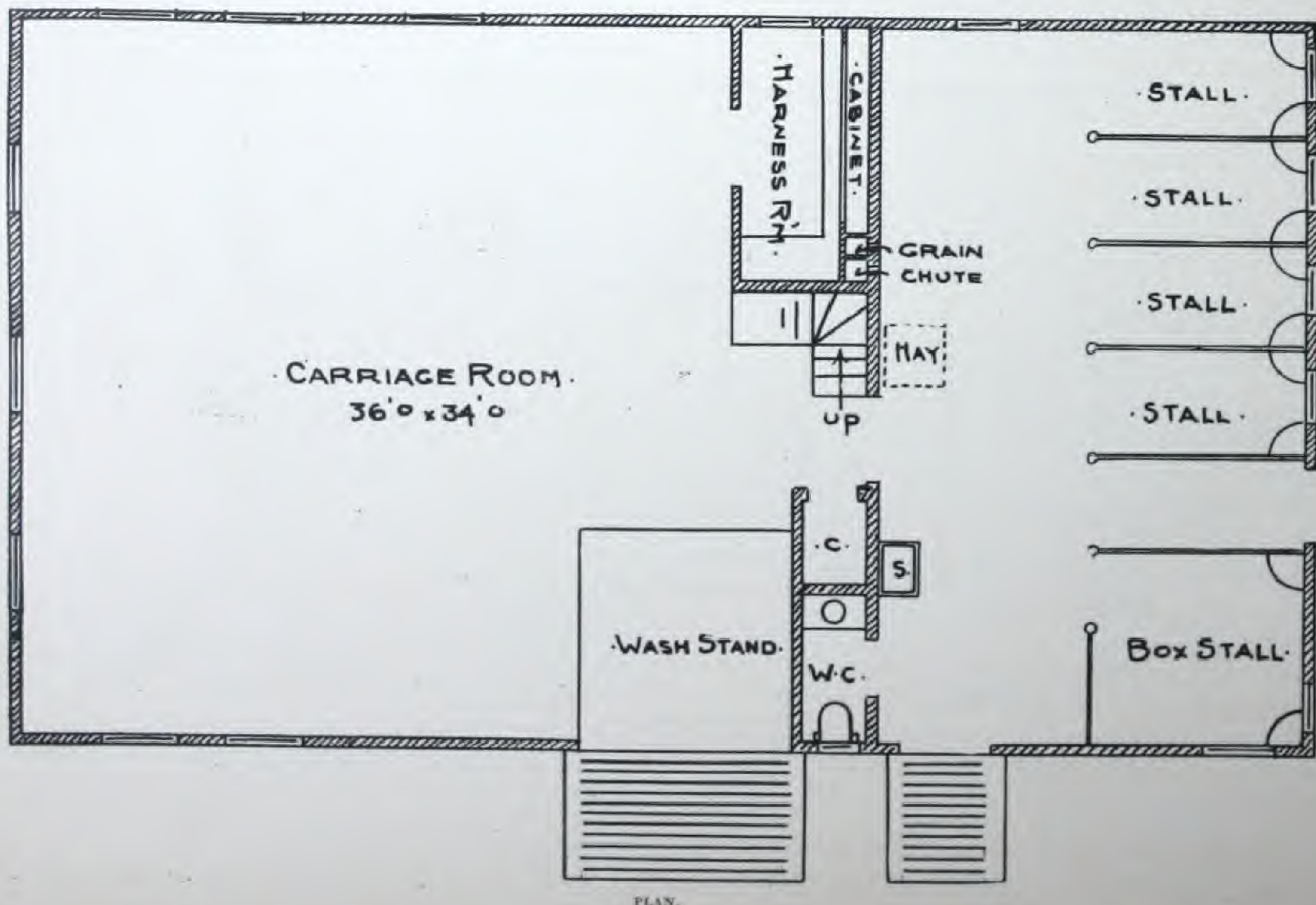
Price of working plans, specifications and detail drawings, . . . \$25.

Price of †† bill of materials, . . . 10.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

FEASIBLE MODIFICATIONS: General dimensions, materials, colors, etc., may be changed. Brick may be used in foundation instead of stone. Cellar may be omitted and grade brought to level. Ventilator may be dispensed with and eye-brow ventilators introduced in roof. Stable doors may be changed to Dutch doors or half doors from floor. This is a good idea, as in hot weather the upper half can be left open and cause a ventilation of air which will be very comfortable for horses.

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PLAN.

Stable, Design No. 1794



PERSPECTIVE.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 36 ft., not including manure pit; depth, 61 ft. 6 ins., including porch.

HEIGHTS OF STORIES: Cellar, 8 ft.; first story, 10 ft.; second story, open.

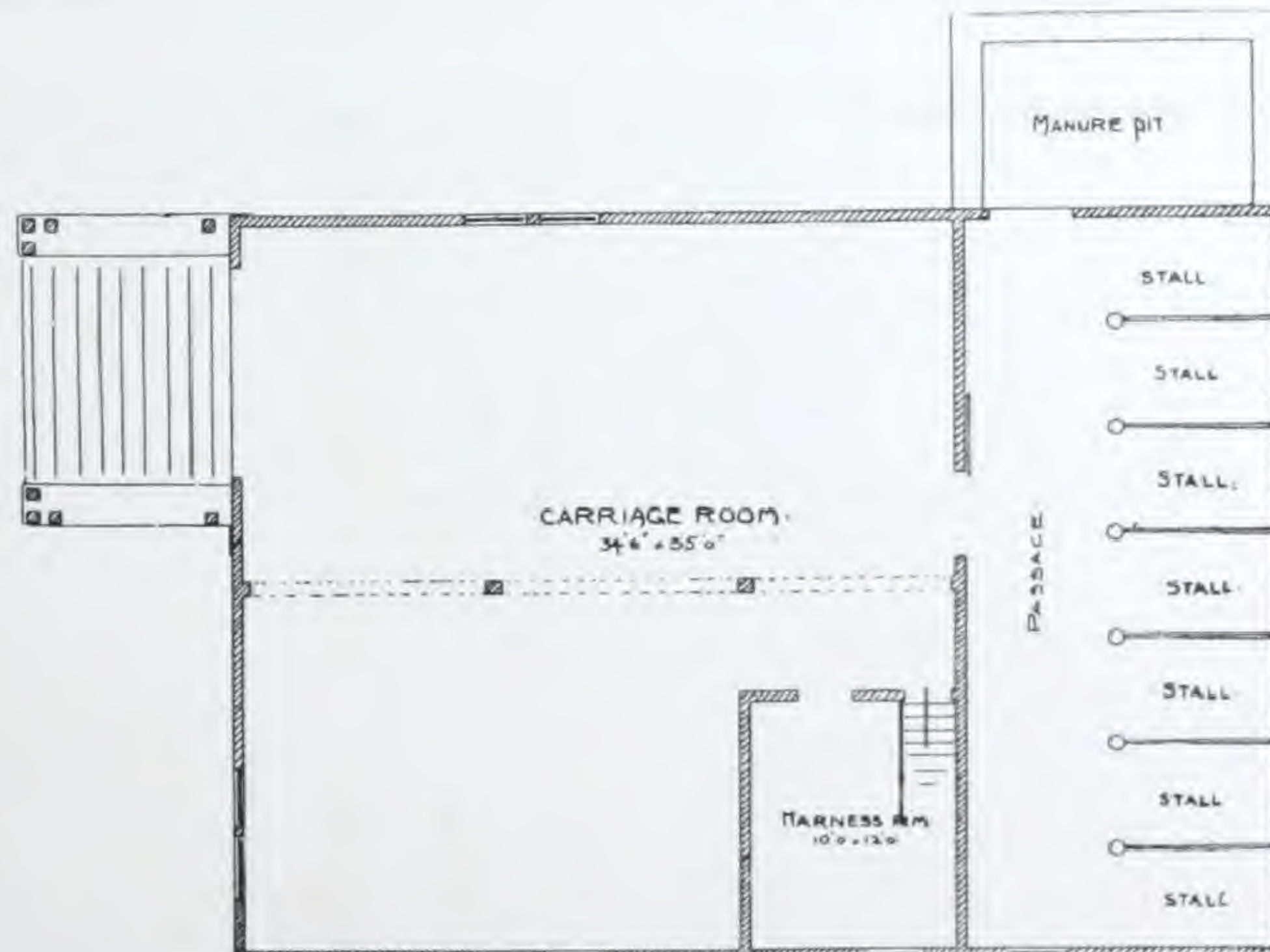
EXTERIOR MATERIALS: Foundation, stone; first story, clapboards; second story gables, shingles; roof, shingles.

ACCOMMODATIONS: The size of room, stalls, etc., as shown on floor plan. Cellar under whole stable with large entrances for carriages or wagons. All stalls have separate hay chutes to each stall. Gutter leading from stalls to manure pit.

COST: \$2,800, complete. The estimate is based on New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications and detail drawings, \$30.

Price of †† bill of materials, 10.



PLAN.

INTERIOR FINISH: Carriage-room and harness-room ceiled with tongued and grooved white pine ceiling boards. Porch ceiling ceiled with N. C. pine boarding. First floor to be of 2-in. spruce planking; second floor of 1-in. spruce boards in the rough. Upright posts in stalls and carriage-room to be of best Georgia pine.

COLORS: Clapboards, light chocolate. Trim, sashes and rain conductors, maroon. Outside doors, chocolate. Porch ceiling, oiled. Shingling on gables to be stained dark terra cotta. Shingles on roof left natural.

The price for a modified design is greater, varying according to the changes desired, and will be made known upon application to the Architects.

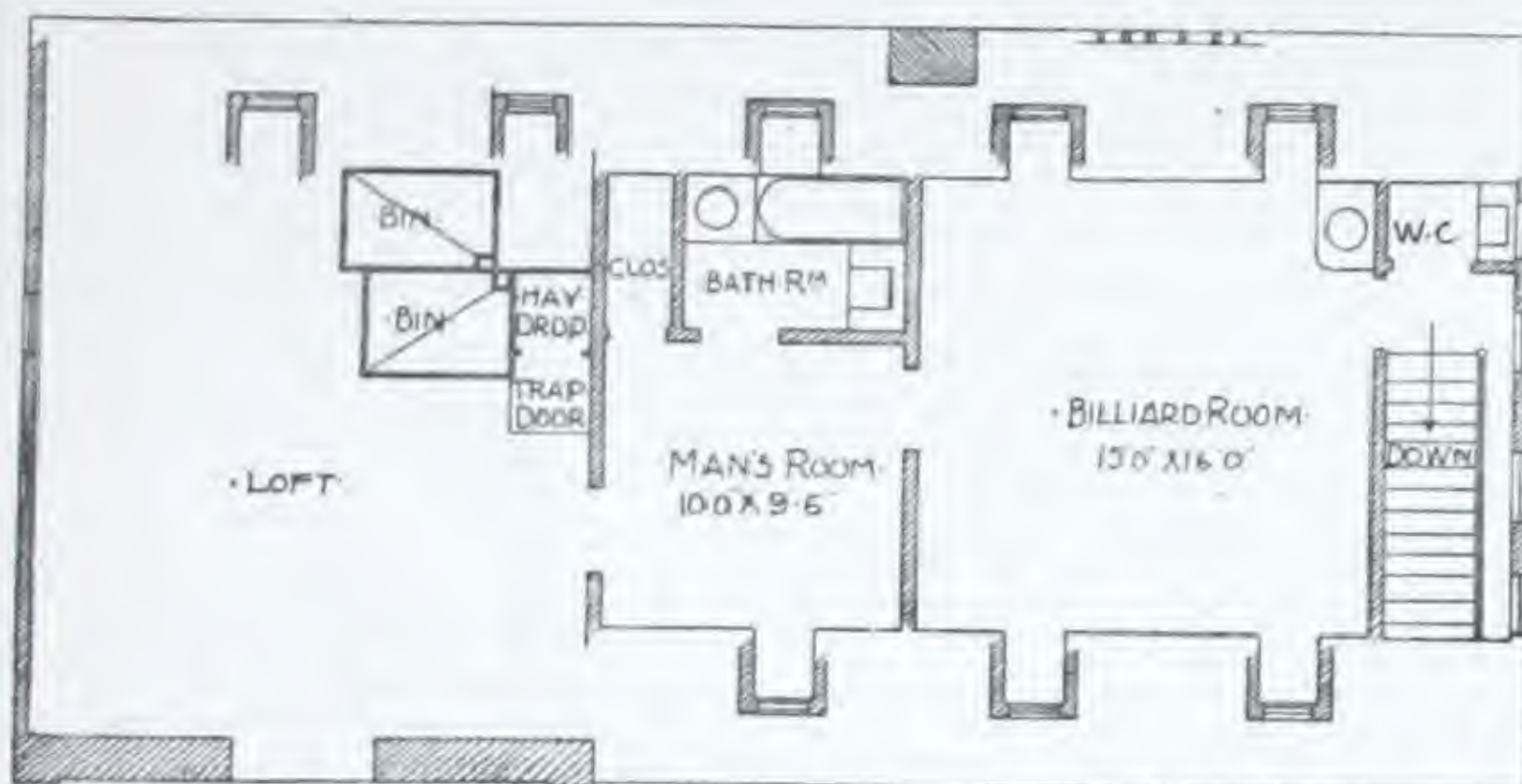
FEASIBLE MODIFICATIONS: Cellar may be omitted and foundation changed to brick piers. Carriage-room may be left unfinished. Man's room may be introduced in loft and plastered, two coats, for paper. Porch may be left off. Hay chutes may be left off and one large drop arranged at passage.

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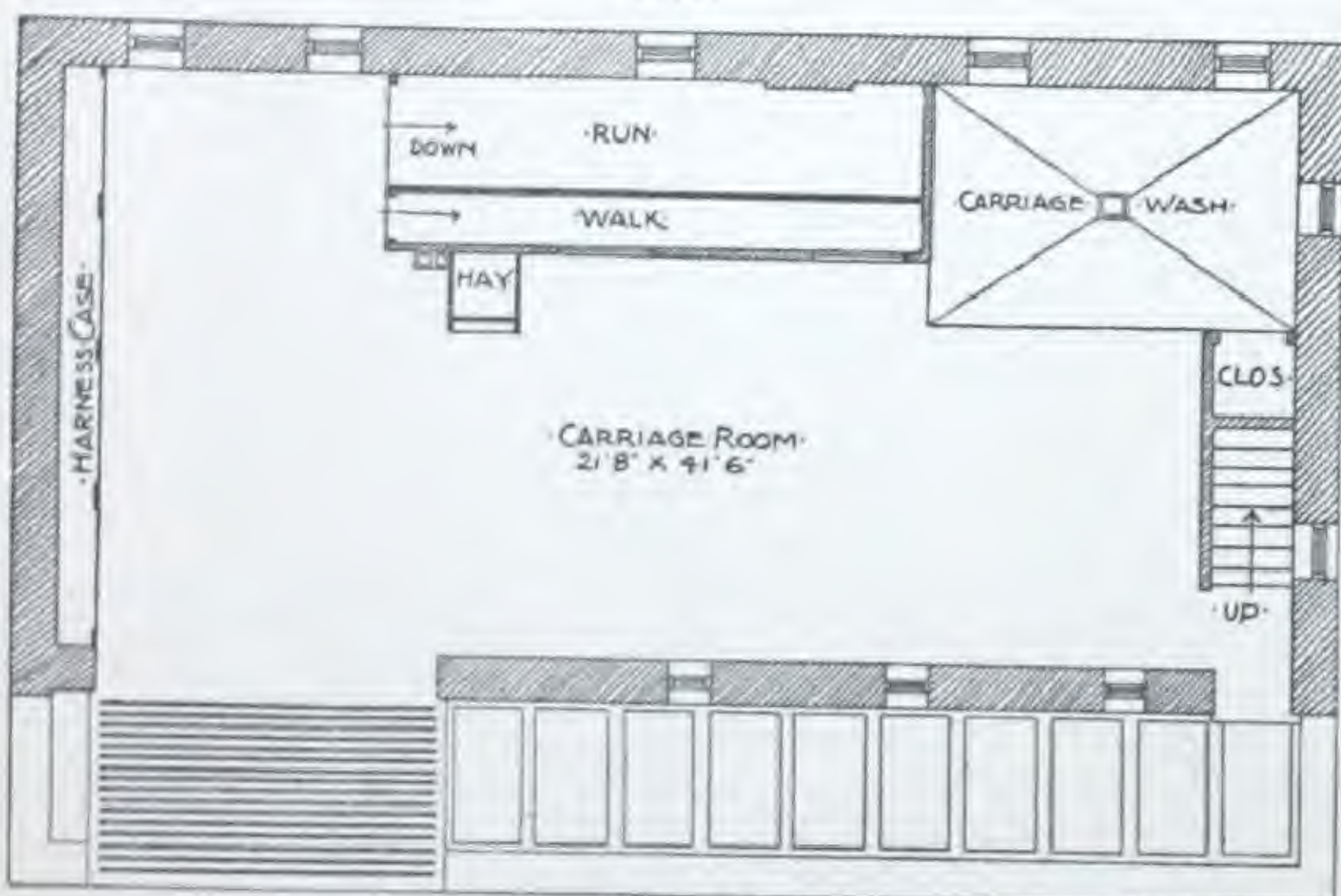
City Stable, Design No. 1691



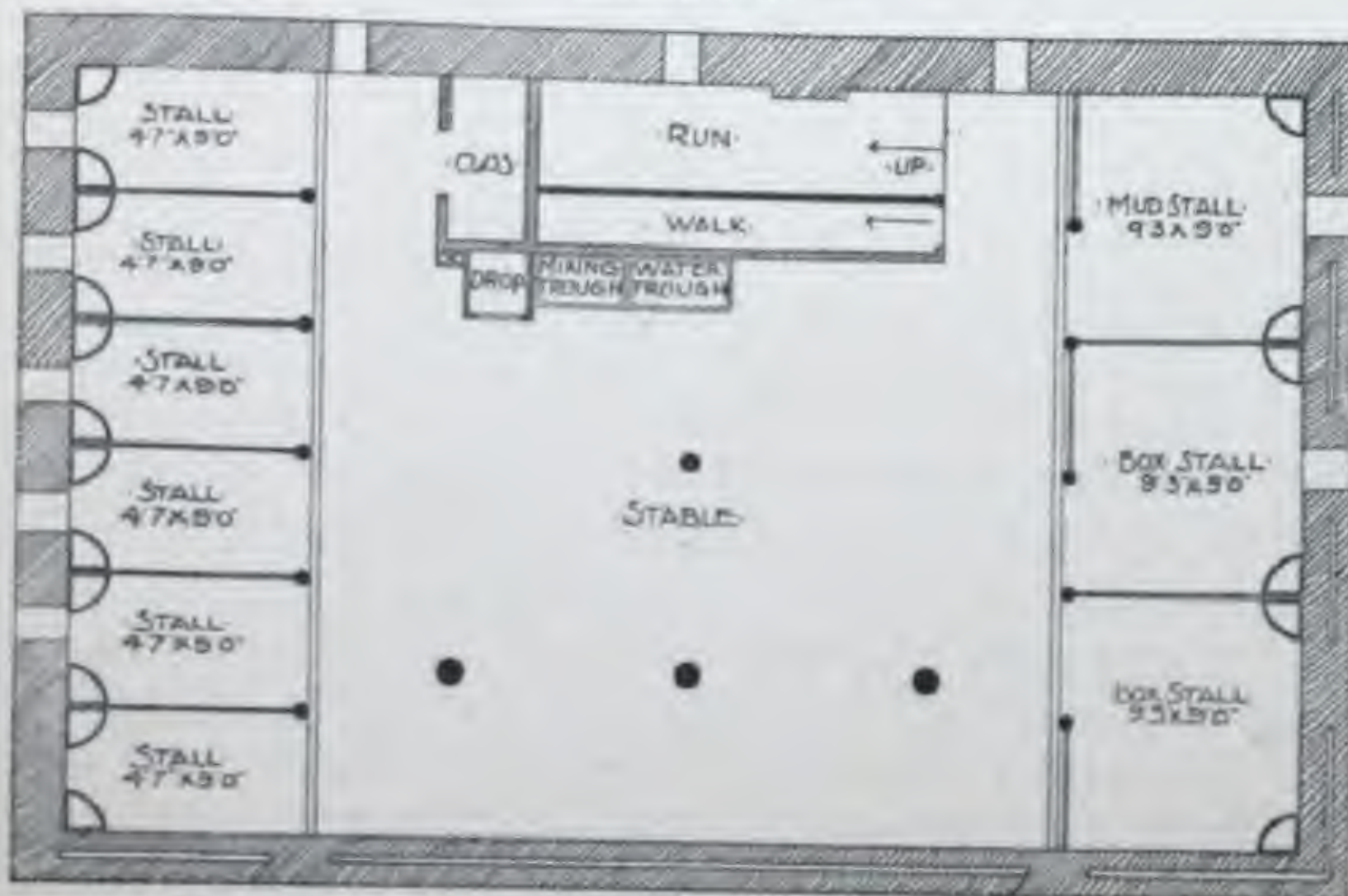
PERSPECTIVE.



LOFT.



GROUND PLAN.



BASEMENT.

DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Width, 50 ft.; depth, 32 ft. 4 ins.

HEIGHTS OF STORIES: Basement, 8 ft.; first story, 10 ft.; loft, to level ceiling, 9 ft.

EXTERIOR MATERIALS: Foundation and walls, stone; quoins and arches over openings, red pressed brick; roof and side gables, slate.

INTERIOR FINISH: Basement floor, concrete; first story and loft floors, yellow pine. Walls and ceilings of basement, first story and finished rooms in loft, ceiled with N. C. pine. All trim and stairs, N. C. pine.

COLORS: Stone, gray. Gables and roof, red.

ACCOMMODATIONS: The general arrangement of stalls, closets and their sizes, etc., are shown on the plans. The basement contains six ordinary stalls, two box stalls and a mud stall in addition to feed trough, water trough, etc., and is connected with first story by a wide run-way. Basement is lighted by patent lights in sidewalk as well as by numerous small windows near ceiling. Loft contains billiard-room, man's room and bath-room in addition to hay loft, closets, feed bins, etc. Bath-room contains full plumbing and there is also a wash basin and water-closet at head of stairs. In first story there is a yellow pine harness case extending the whole width of room and enclosed by glazed doors.

COST: \$4,350, not including stall fittings or harness hooks. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans, specifications, and detail drawings, \$45.
Price of †† bill of materials, 15.

The price for a modified design is greater, varying according to the alterations desired and will be made known upon application to the Architects.

Address, "CO-OPERATIVE BUILDING PLAN ASSOCIATION," Architects, 203 Broadway and 164-6-8 Fulton Street, New York, N. Y.

HOW TO BUILD, * * * * * FURNISH * * * * * AND DECORATE.

INTRODUCTORY.

THE recent revival of interest and the request for information on building we attribute to the fact that architects, builders and carpenters during the last decade have had more fully than ever impressed upon them that the evil of cheap work, rushed through on a design that looks more like a big dry goods box than anything else, will not be tolerated by the home builder, and that, furthermore, he will not pay the high prices for architectural service which in the end is questionable. Therefore, they have strained every possible point to improve their service and deliver it at a cost as low as good work can be rendered.

This has been as it should be, and the "home interest" has been quickened in the people by the recent examples of "Artistic Low Cost Modern Houses" that have been erected in almost every city and town, and now the desire for a home of one's own can be gratified at a cost within the reach of any one whose income is steady and assured, however small that income may be.

This Association takes pleasure in looking back to 1877, when its first publication was issued, and prides itself that the demand for its work from that time on has ever increased until there is hardly any one but that has a good word to say for our tasteful designs, our low prices and careful, complete work, that save the inexperienced home builder many hundreds of dollars, and "builds his house on paper" accurately and understandingly before the outlay for material is incurred.

We thank our past patrons for the testimonials of our work that they seem ever ready to spread, and assure them that our service is each year brought nearer to perfection. We solicit their continued patronage, as well as earnestly invite the correspondence of the new prospective home-owner.

In presenting these few pages to your notice, we would say that we have tried to speak in an unprofessional way, readily understood by the most inexperienced in architectural work and also advanced suggestions that perhaps may be of interest to the more learned. Seeing every day the dissatisfaction caused by trying to build without plans and specifications, and the useless expenditure which this almost always involves, we have tried to give you some idea of a few of the many points in building a house that needs an expert's judgment to deal with, and which should be made plain and the cost decided on before a spade is put in the earth for the foundation. It is better far to have architectural service at the highest price and everything modeled beforehand than to have a costly, inartistic, incommensurable dwelling on one's hands at the end.

Our prices are as low as good service can be given, lower, in fact, than others; our plans are varied, pleasing and usefully conceived, and we trust we may interest you and add you to our ever-increasing list of dwellers in "Shoppell's Modern Houses."

The Construction of Cellars and the Laying of Foundation Walls.

NO room is more profitable in its occupation than the cellar. It seems indispensable for storing numberless articles which are to be kept warm and dry in winter, as well as cool in summer. Yet our cellars are commonly a source of trouble; more than that they are frequently the very point which seems specially provided for the admittance of dangerous diseases. The temptation to make the cellar a storage place (because handy) for vegetables and fruits is too great to be entirely resisted. Sanitary experts may talk and physicians may warn, but they cannot talk us out of this rather practical notion. That the average house-keepers will keep perishable articles in their cellars, therefore, may be accepted as a condition which confronts us, and the only thing that remains for us to do is to make the best of it, and to try to make the practice as harmless as can be done.

Deficient foundations are often the cause of unsightly and sometimes fatal breaches in the walls. In some instances, perhaps, all skill and foresight may be expended on these in vain, but we think such instances very rare indeed. From the importance of good walls as a primary demand in all buildings, it follows that the consideration of the quality of the materials of which they are composed, as well as the manner in which the conjunction or adhesion of parts can be most thoroughly effected, is a matter of no small consequence. Every builder knows that lime and sand are the principal constituents of mortar, and the finer the sand the better the cohesion, as it is rendered less porous,—a very important element. Stone being a natural production (not only adapted to the requirements of building with but little preparation, but from its nature conducive to the permanency of artificial structures), as an element of wall building, is entitled to the first rank and, therefore, should always be used in preference to other material. The principal objection that has been urged against stone foundation is that it is always damp. This is often true, as they are usually constructed without any attention to the possibility of preventing this fruitful source of calamity. Many houses are rendered damp and unhealthy through what is called "sweating of the walls," but which is really due to porosity of the mortar, which is used in laying the brick. It is often claimed that frame houses are drier and healthier than those composed of brick and mortar, and why is it so? We answer—poor mortar.

Stone walls built in damp soil will not only make damp cellars but the walls built upon them will inevitably be damp from capillary attraction, common lime mortar forming no impediment to the upward passage of moisture into the main walls of the house, which as a consequence will seldom be quite dry. The most effectual remedy is to build the underground portion of the wall with cement, or at least mix a portion of cement with the mortar. If the house is of wood it is best to have one layer of slate upon top of foundation under the sill, which will be a protection from any dampness. In portions of the country where stone is not easily obtainable, it is necessary to substitute brick. While this makes a firm, durable and excellent wall, it is not so satisfactory as stone, and the objection to stone on the source of internal dampness may be urged with equal force against brick and the same remedies are found necessary.

The walls of a cellar should rise at least two or three feet above the level of the ground surrounding it, according to circumstances, and the rooms in it be well ventilated by windows in each according to the size, position and the particular kind of storage for which it is required, so that a draft of pure air can pass through and give it a thorough ventilation at all times. It should be at least seven feet high in the clear, and even if it be nine feet it is not too much. If the soil be compact, or such as will hold water, it should be thoroughly drained from the lowest point (a stone drain is the best and most durable), the floor should be flat rubble stone laid in cement, or cement alone if stone cannot be obtained. The first layers at bottom course of the foundation should project at least six inches from the wall itself; such projections as these are very necessary in yielding ground, forming as they do a wider base for the support of the wall and a distribution of the weight over a greater amount of bearing surface. It will also prevent the entrance of rats: the usual manner of the rats when determined to undermine, is to burrow in a nearly perpendicular direction from the surface, by the side of the wall, and on arriving at the bottom, if circumvented by the projecting stone, they will usually abandon their work.

All cellar walls should be laid in good lime mortar or cement and should be from fifteen to eighteen inches thick, and in all cases at least three inches thicker than the wall resting upon it. The cellar should have an outside door with flight of steps to pass heavy articles out and in, useful also for ventilation. Cellars should not be dark, dingy affairs; light is a great purifier and destroyer of disease germs. Deficient means for lighting and ventilating will certainly make an unwholesome cellar; if necessarily rather ill-lighted, greater care should be taken in the matter of ventilation. Air rising from the cellar and diffusing through the house is damp even if it contains no germs from decomposing matter. If vegetables or other perishable substances are stored in a cellar already damp, fermentative decomposition takes place and gases are formed which, though they may generate no actual disease, are certainly debilitating.

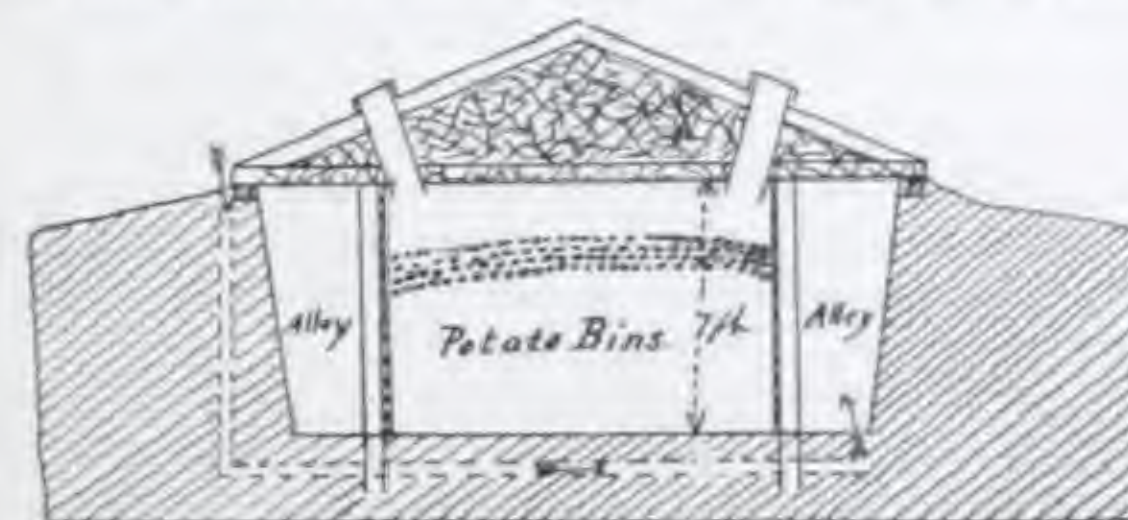
All pipes that pass through and out of the cellar must be water and air tight. Sewer pipes should have traps and outside vent. Another thing we should do is to keep the ground air out of the cellar. All places where refuse collects and the sun never penetrates are favorable to the multiplication of germs of diphtheria. "This disease," says Dr. Sternberg in a recent prize essay published by the American Health Association, "while more prevalent in cities and considered as one largely disseminated by sewers, yet occurs in country districts, and even on the mountain sides. In these cases the germs, when not due to recent contagion, may have remained hidden for long periods in cellars or other damp buildings of unwholesome construction." Between the level of the soil and the ground water level, the earth is everywhere permeated with air and gases. This ground air is always impure with gases from the constant decomposition of animal and vegetable matter in the soil. It is worse in some soils than others. The escape of these gases in the outdoor air does not materially effect its purity, since it is cleansed by sunlight and a large mixture of pure air, but any quantity in the cellar might be decidedly harmful. "Complete exclusion of moisture and ground air from the cellar by means of the walls and floors," says Dr. Sternberg, "may be accomplished by the use of melted coal-tar pitch after the walls have been built up in the usual way: a coating of the melted coal-tar pitch is thoroughly applied to the outer side of the entire wall"; the floor should be cemented or brick paving laid in coal-tar. In case that is not convenient coal ashes packed solid against walls, although not by any means as good, make a fair and cheap substitute. A cellar furnished with these necessary provisions will always be pure and wholesome.

By the courtesy of *The Rural New Yorker*, we present to our readers a plan by which an outside cellar may be made for vegetables. As it is not an expensive luxury it is worth the trouble, especially if parties raise vegetables enough to supply the family for the whole winter and does away with the objection (mentioned in the first paragraph) of keeping vegetables and fruits in the cellar under the house.

The outdoor cellar may best be built on a side-hill or slope, and where the soil is of such a character as to stand alone the cellar may be built without walls, as represented in the illustration. In this case, a pit is dug in the ground, having the proper depth and dimensions. In this pit, potato bins are constructed by setting posts in the ground far enough from the walls to leave an alley not less than two feet wide between the bins and the earth walls. The object of the alley is to keep the potatoes away from the damp, cold walls, to make easy access to the potatoes at any time and to secure the necessary ventilation. The posts should be set close enough so that two-inch battens may be used for the sides of the bins, placing them so as to leave an opening between each two, three-fourths of an inch wide. This open wall structure facilitates the needed ventilation, and lessens the amount of lumber used.

The roof of the cellar may be made as shown in the illustration, with a loose or tight ceiling, and with the space between the posts and roof filled with cut straw or cut corn stalks. The two chutes shown are used to introduce the potatoes into the bins, and one or more of them may be used for ventilators when needed. If a still cheaper roof is desired than the one shown, then it will be practicable to cover with straw or hay.

In order that the damp air produced by the heating and sweating of the potatoes may be quickly removed, it is necessary that fresh air may enter to take the place of that which it is desired to remove, and provision is made for this through one or more ducts made of six-inch drain tile extending, as shown in the illustration, from the surface at one corner down to and below the level of the cellar bottom, coming up at or near an adjacent corner. The object of carrying the air in in this way, is to warm the outside air by coming in contact with the ground below frost level, before it is allowed to enter the cellar. If the doorway to the cellar



A POTATO CELLAR WITHOUT STONE WALLS.

is on a level with the cellar bottom, the cellar should be set back far enough into the hill so that a narrow hallway not less than four feet long, and more than three to four feet wide, leads to the cellar and is closed by two doors.

THE DISPOSAL OF LIQUID WASTES FROM ISOLATED HOUSES.

BY

Col. GEO. E. WARING, Jr.,

Commissioner of Street Cleaning, New York City,

AND

M. Inst. C. E.

Wherever twenty or more houses are not more than a hundred feet apart, it is usually the cheapest plan, as it is the best, to deliver their wastes into a common sewer and to dispose of it at a common outlet; perhaps by irrigation. Such work calls for the services of an engineer. It cannot be discussed properly in this brief space. There are, however, thousands of cases where such united action cannot be secured and where each house must be provided for by itself.

The methods to be followed are simple and easily to be understood. The fundamental principle is this: The ultimate destruction of all organic matter is effected by oxidation and all oxidation of all organic matter—save by fire—is effected by microbes (Bacteria). Roughly speaking, these are minute organisms which feed on organic matter, of which life has retained its hold and whose growth implies the combination of the elements of such matter with the oxygen of the air. The process is a sort of slow burning, somewhat akin to the combination of the organic impurities of our blood with the oxygen in the air we breathe. Practically, there is no other method of final disposal in the case of sewage—or liquid household wastes.

The simplest example of such disposal, and one of the best, is that in which a pan of soiled dish-water is flung over a grass plot, but never twice in succession over the same spot. The water soaks into the ground or is evaporated, and the impurities are held at or near the surface, where they become food for microbes and are oxidized and destroyed. Although this method is effective and complete, it is untidy and troublesome. It needs to be made more nearly automatic and less obvious. In the latter practice, this is done in one of two ways:

Either the liquid is made to flow over the surface, from the outlet of the drain, or it is discharged a little and only a little under the surface. With a small plot of land, somewhat out of sight, surface disposal is the best; if there is no such hidden spot, disposal under the surface is to be preferred, not only because of the better concealment, for surface disposal, if properly managed, will be equally odorless and may go on within a few feet of the house without becoming offensive. If not properly regulated, either will soon become so—but the regulation is easy.

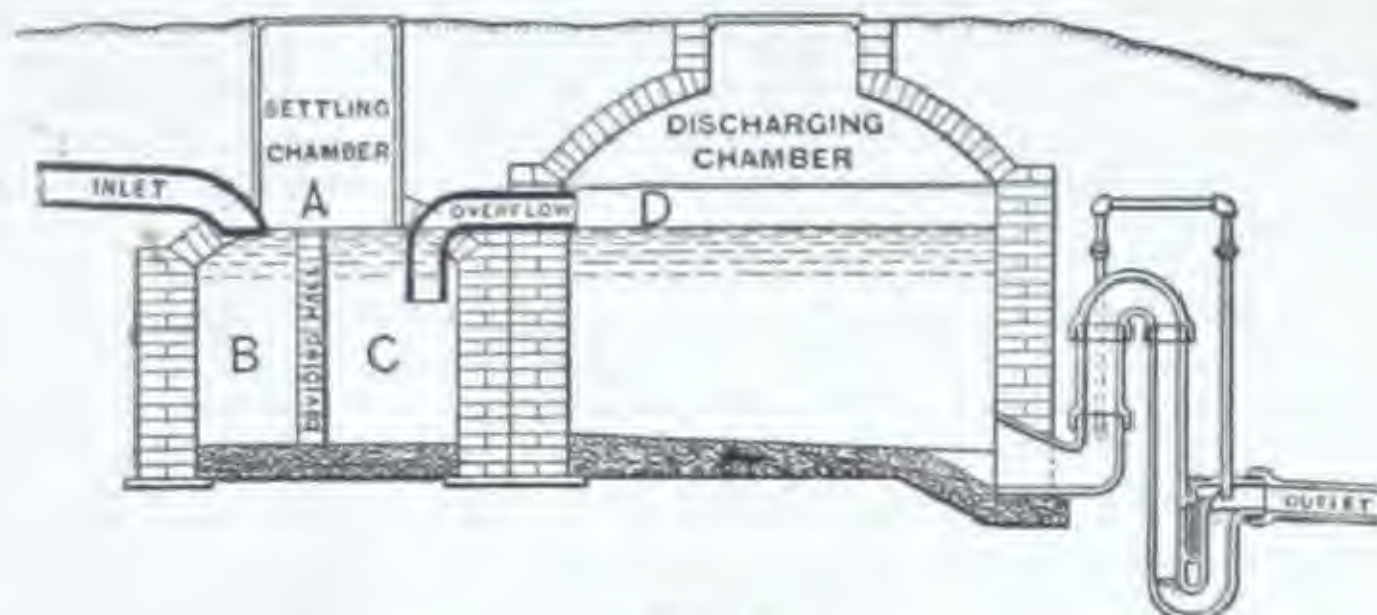


Fig. 1.

In each case there must be distribution without ponding, the discharge must be intermittent, and it must not be too frequently applied to the same ground. This requirement is a cardinal one. The ordinary flow of a house drain is too small and too continuous for wide distribution and for proper alternation. It soon saturates the ground, and this is fatal. The discharge must be detained for some hours, or even for a day, until its volume becomes sufficient to cause a strong and continuous flow that will spread over a considerable space with a good degree of uniformity. To this end it should be collected in a tank arranged to discharge automatically—or so that it will "go off" when filled to the overflow line, will continue to run till the tank is empty, and will then stop until another charge is accumulated. This is best effected by the use of an automatic siphon, many forms of which are in use. As paper, greasy scum, sediment, etc., would interfere with proper action and with tidy distribution, a settling-chamber is used, of which the overflow outlet opens below the level of the floating matters and above the deposit of sediment. This chamber always remains full, only its surplus liquid contents running over into the discharging tank. It may be necessary, at rare intervals, to clean this chamber out, say, three or four times a year. What is removed need only be covered with a little earth.

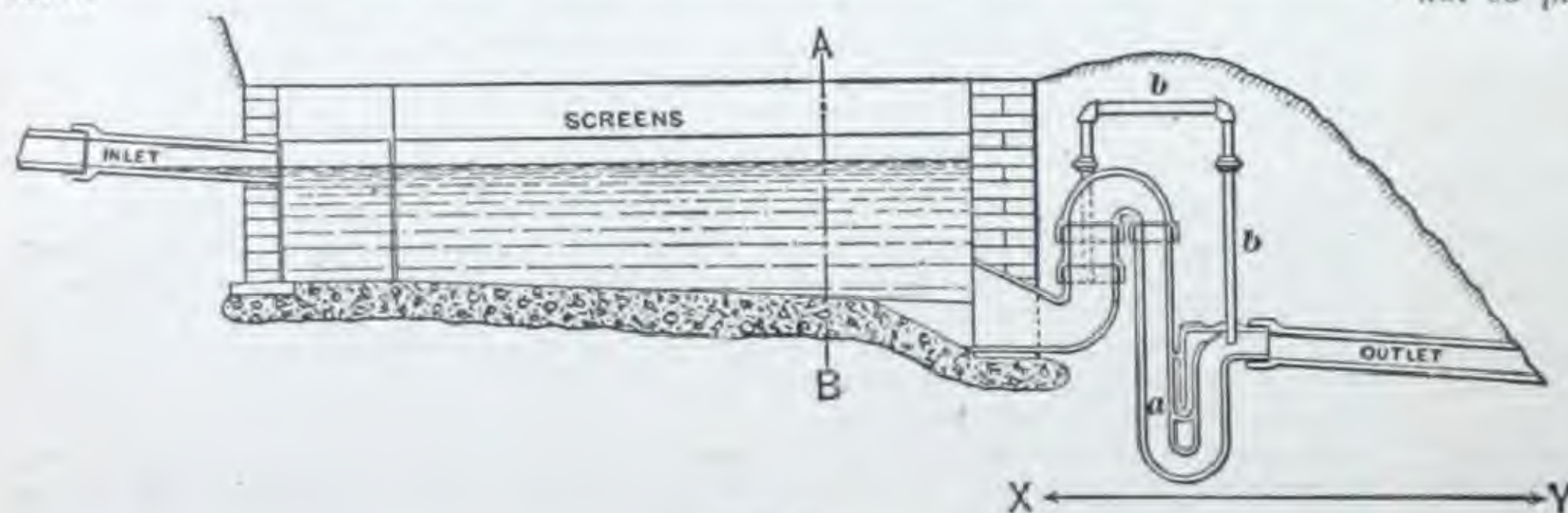


Fig. 2.

Figure 1 shows a convenient form of tank and settling-chamber.

The settling-chamber A is a small, round cistern with a wide throat—not less than eighteen inches diameter—to facilitate the removal of its scum and deposit. It receives sewage from a pipe turned down through the dome and barely trapped against the return of air. If deeply trapped, grease accumulates and obstructs the drain. With this slight trap, the flow from an ordinary house suffices to keep it free. It overflows through a deeply-trapped pipe in the discharging-chamber D. It is divided by a wall into two chambers, the top of the wall being just at the overflow line. The compartment B, on the inlet side, has its water considerably agitated by the inflow. Before the dividing wall was adopted, this agitation was communicated to the contents of the whole chamber and flocculent matters, which would settle to the bottom or float to the top in still water, were carried over by the current into the discharging-chamber. This agitation is now confined to the compartment B, from which the liquid portion flows to the compartment C in a thin sheet over the top of the wall, in such a manner as not to disturb the contents of this second compartment, allowing flocculent solids to settle quietly to its bottom. Under some circumstances, perhaps due to a higher temperature in the sewage, and this to its larger amount, the decomposition of the sediment and of the scum is sufficiently active to prevent accumulation to an injurious amount. In such cases, the settling-chamber need never be cleaned. This is not to be depended upon without occasional inspection. In the majority of cases it is necessary every few months to bail out the chamber and get rid of its accumulations, which should be buried or dug into the ground at once.

NOTE.—The illustrations and the quoted paragraphs are taken from the author's "Modern Methods of Sewage Disposal," published by The D. Van Nostrand Company, New York, to whom we are indebted for the use of the wood-cuts. The reader is referred to this work for more exact and fuller information.

"The liquid overflow from the settling-chamber A to the discharging-chamber D represents practically the full amount of sewage brought down by the drain. The discharging-chamber should be made large enough to hold the product of at least twelve hours. There is no objection to its retaining twenty-four hours' supply—a longer retention would lead to too much putrefaction."

The tank discharges into a drain leading to the disposal ground, which should be divided into two, or better, into three, independent areas, each of which is large enough to receive the whole flow from the tank. By a simple arrangement of gates and gutters the stream may be led to a fresh area every day, or every two days, or at such intervals as the character of the ground may indicate. The heavier the soil the more frequent the change must be—the surface must not be sodden. Careful grading will secure equal distribution. More surface will be needed with a heavy soil than with sand; but the heaviest land, if covered with a good sod, will take care of half a gallon per square foot. For a family of half a dozen persons, using water with fair liberality, a space fifty feet square (or 2,500 square feet) divided into three tracts will suffice; with a light loam, less than half that area would do the work.

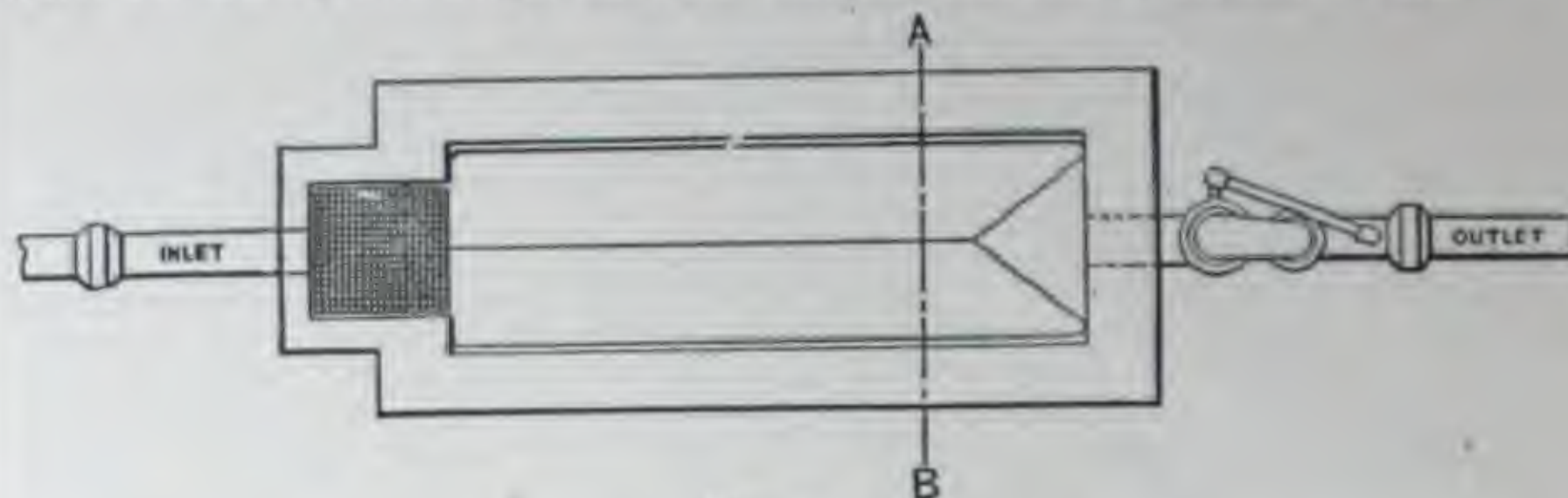


Fig. 3.

Frost will not interfere. The warm sewage will work its way into the ground. Water-closet material will be taken care of as well as other slops. A fence, shrubbery, or any other screen, may be trusted to keep the occupants of the house unconscious of the fact that sewage is being converted into plant food a few feet away.

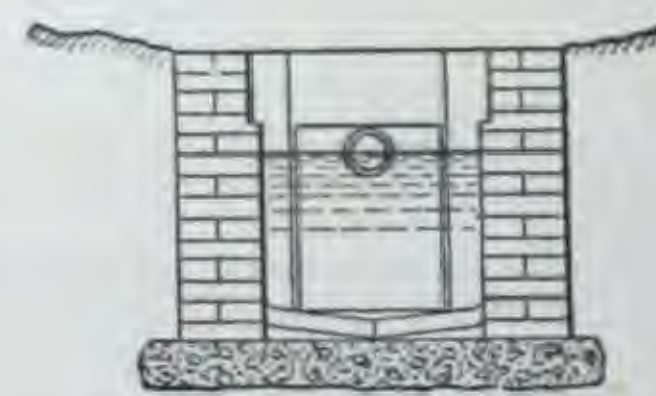
When such concealment is not practicable, recourse is to be had to the sub-surface system. For this the ground may be underlaid with four-inch drain tiles, laid with open joints—quarter-inch openings, with a strip of tin over the upper third of the circumference to exclude dirt. The trench may be filled to the top of the tile with coarse gravel, or the like, to facilitate the escape of the liquid. The top of the tile should not be more than six inches below the surface, for the shallower the better the curvation, which is all-important. In heavy soil, there should be, in each of the two or three areas, two feet of four-inch tile for each gallon of discharging capacity of the flush tank. If the area is limited, the lines may be laid with intervals of two feet, so that 600 feet (for 300 gallons) may be laid to 1,200 square feet—3,600 square feet for the three stories. With a lighter soil, half this length, or even less, will suffice.

The connections must be so arranged that all the drains of each series will receive an equalized flow from the main by which it is connected with the tank.

It is important to have as little retention of the liquid as may be at any point, because retention favors putrefaction. The purpose is to have the sewage delivered as promptly as possible and as completely as possible. While the settling-chamber is not really objectionable, it is well to avoid it. It is needed with the sub-surface delivery for the exclusion of choking matter from the drains, but when the sewage is to flow over the surface, it is best to use an open tank with proper service, as shown in Figures 2 to 6.

Figure 2 shows a vertical longitudinal section, Figure 3 a plan, and Figure 4 a vertical cross-section of a new form of flush tank, of which the inside measurements are a width of one foot eight inches, a length of six feet and a height of two feet. At a distance of four inches below the top on the long sides, a ledge two inches wide is formed by setting the brickwork of the walls that far back.

This ledge is intended to receive wire cloth screens twenty-four inches square, shown in Figure 6. The length of the tank may be increased to any number of multiples of two feet, in order to obtain the desired capacity. A tank eight feet long would take four screens, a tank ten feet long, five screens, etc. The uniform width is maintained, as the screens are made only in the one size, and as they would be liable to sag if much wider between their supports. The bottom of the tank is so graded as to deliver its contents entirely at the centre of the discharging end, where there is a depression equal to the receiving height of the throat of the siphon at its narrowest part. At the end of the tank there is built a recess fifteen inches square to receive the screening cage shown in Figure 5.* The cage is made of galvanized iron-wire cloth with 1-inch meshes. It is entirely closed at the top and bottom and on three of its sides. One of its sides, that which is to be placed next to the inflowing drain, has an opening at its top ten inches square. This cage constitutes a complete screen to withhold whatever will not pass a 1-inch mesh—paper and all solids of considerable size. The agitation of its contents by the inflow will break up much of the softer solid parts of the sewage and carry them through the meshes; what will not so pass must be retained, because it would tend to obstruct pipes in the case of



Section A B

Fig. 4.



Fig. 5.



Fig. 6.

sub-surface delivery and might make objectionable deposits on the ground in the case of surface delivery. These cages are furnished in duplicate, so that whenever one is removed for cleansing, another can be substituted for it immediately. The one removed, after standing a few minutes, will have parted with all of its liquids, and its solid contents can be shaken out through the 10-inch opening and removed or dug into the ground. When the cage and the covers, Figures 5 and 6, are all in place, the whole tank is sufficiently screened from observation, and is protected against leaves and rubbish which might otherwise get access to its contents. As often as experience shows it to be necessary, perhaps daily, the covering screens, Figure 6, should be removed, after discharging the tank and its walls and bottom should be thoroughly swept down, the sewage accumulated in its outlet being sufficient for such washing. As above indicated, the frequency with which this cleansing should be performed may vary according to nearness to, or remoteness from, the house, walks, etc."

This is a brief description of a system of disposal which is in successful use in thousands of cases in this country. I adopted it at my own place nearly thirty years ago. I have introduced it in my professional work from that time to this, and I know of no case where—with proper arrangement and control—it has not always been most satisfactory. The use of the surface system is fast supplanting the sub-surface system, where the disposal area is sufficiently concealed.

GEO. E. WARING, Jr.

* As shown in the illustrations, the sewage enters at one end of the tank and flows out at the other. It will be better to make the inlet and the outlet at the middle, so that deposits forming near the inlet will have the full flow from both ends to remove them."

Interior Woodwork and Its Finish.

IN the matter of interior finish there cannot be but general regret at the passing away of honest handiwork in wood. When the exterior of a building has any distinctive style the interior should be in keeping. Not that the external form should be repeated in the interior, but that if we have Colonial exterior we should have in the interior the same spirit of composition. That is to say, the hall, stairway, ceiling, windows, doorways and mantels should be in the Colonial style.

Woodwork is much more in evidence in the old-time houses than in the new; they were built in the day when the amount of lumber necessary for constructing a house was not taken into consideration. In the house of the present day we miss the broad, straight stairway with its huge balusters and broad rails, long lower hall and scarcely shorter upper one, broad baseboards, with here and there a wainscot the entire length of the hall. The workman was an artisan if not an artist, and he rarely sinned against good taste, everything being in keeping and general harmony of design. In the present age machine work, moldings and carvings are practically turned out by wholesale without regard to their particular use or location, and they frequently clash with themselves and surroundings. This is why the wood finish and joiner work of a house puzzles many a man who contemplates building, for this is one part of the house that is abiding. He may change his outer walls he may build additions, he may alter his system of heating and plumbing, but it is quite impossible to tear out the woodwork and replace it with another kind; so it behooves a man who is about to erect a house to give this subject the most careful attention and be sure he is right before he goes ahead. The estimates of the various styles of finish differ quite materially, and yet the matter is one that cannot be settled off-hand by the question of price. If the matter of money does not cut any figure of course the problem is much simpler. There are two things essential—good workmen and the right material.

There are rich and valuable hardwoods that produce the most beautiful effects when finished by competent cabinet makers, such as mahogany (both San Domingo and White), butternut, sycamore and quartered oak, which can be used appropriately in the different rooms, and the results will be a constant pleasure to the eye, and a gratification of the aesthetic sense. These luxuries, however, are impossible to most house owners, as the question of cost must dominate most plans, so the choice is restricted to the cheaper woods. All woods in interior finish should be treated as hardwoods. Natural wood finish would seem to be a more correct term to use when speaking of this style of finish. Considering all its manifest merits as an interior finish, it is little to be wondered at that hardwood or natural finishing should be so generally popular. Fortunately it is within the reach of the most humble, and the only reason why some houses are still finished inside with paint, is because of the want of correct information concerning the cost and methods of natural wood finish. A house thus finished is more salable or rentable and can be kept in better condition at less cost, while paint each year needs a new coat or at least touching up. The natural finish will not only retain its original beauty, but will actually grow more beautiful as the years go by, the hand of Time adding a softness of coloring and shading that is lacking in the new wood, and which cannot be successfully imitated by art. Another merit of natural finish is found in its wearing qualities; it is also easily cleaned and readily freshened and restored. Among the cheaper woods chestnut and ash are satisfactory in certain cases, but the result is scarcely pleasing if they are used for all the joinery work, having little beauty of grain and lacking in warmth of color. Cherry is immeasurably better than either, but it should always be used in its own beautiful soft color with rich satin effects. Cherry that is stained to imitate mahogany deceives no one, and loses all its natural beauty. It is only within the past few years that one of the best American woods with fine color and effective grain has been used for interior finish. This is pine, and few woods yield a better effect. Time was when pine was freely used, but was always grained to imitate the various hardwoods—the art of the grainer being wonderfully perfected.

Many panels in the doors of the old time houses are marvels of misdirected art the height of philistinism—which has happily fallen into decrepitude. For cottages and small, inexpensive houses, perhaps the best results are obtained by the use of cherry and pine, both in the natural colors. Both woods harmonize well, and there are no violent contrasts where the two are compelled to meet. Whitewood and basswood are sometimes used, but these have no grain at all to speak of. When stained they do not appear to advantage; in natural finish they are not displeasing, but they are not to be commended on account of their lack of



COLONIAL HALLWAY, ELLIPTICAL ARCH. HARDWOOD CEILING.



WHITE COLONIAL STAIRCASE.



ROMANESQUE.

NOTE:—These examples are presented. Design, utility and light are expressed individually.—ED.

durability. A single dig from a carelessly used rocking chair will gouge out a piece as effectively as a chisel. The one prime caution in the use of woodwork is to avoid as much as possible machine work—have no monstrosities built up of cheap machine molding and tawdry turned spindles and rosettes. In the hall the balusters should be firm, of good size and plain. The line of mantel should be simple; the general design should be severely plain, and if the size of the room will warrant it, it should be massive. The artistic eye of the architect can here be shown in the careful selection of design in mantels and tasteful draughting of detail in stairway and interior woodwork. Such details should never be left to the carpenter, contractor or builder, but be shown and selected by architects.

The rooms of the house should have their appropriate hardwoods with harmonizing decorations and finishing. It may not be out of place to mention the woods most suitable for several apartments.

Hall, natural quartered oak for floor finish and stairs.

Parlor, cherry wood with polished floor of sycamore, silver birch, or maple.

Dining-room, antique quartered oak with quartered oak floor.

Library, cherry finish with floor of maple contrasts, or red mahogany.

Kitchen, natural cypress or yellow pine with maple flooring.

The hall or vestibule, as the first division of the house that meets the eye on entering, should either be of a quiet and undemonstrative nature, or else it should give the keynote to the entire house. In any case, the furniture as well as the decorations should be in a lower key than the rest of the house, never richer. Unless your hall chance to be large let the furniture be as condensed as possible, and have as little of it as needful for the exigencies of an entrance room or passage. If you have an outer and inner hall, so much the better. It keeps the inner hall so much more private and less draughty. The two are usually divided by glass doors, which give a good opportunity for introducing stained instead of the ordinary ground glass.

There can be little doubt that for the floor of the hall nothing surpasses tile or hardwood finish. They are easily kept clean, are cool, and afford relief from hot, carpeted rooms. The cost, however, incurred in putting down these floors is rather a heavy item, and every person does not feel as if he cared to go to the expense. Next to a tiled floor the old-fashioned oil cloth is perhaps best. The favorite tile patterns are frequently very happy combinations of

color and have pleasing effects. Too many colors should be avoided, as also too small and scattered a pattern. Greater breadth of effect is obtained by a moderate uniformity of color, such as chocolate and buff, or Indian red and buff. The once much used black and white marble floor cloth is too grave and gloomy to suit the advanced love of color among us, however much they might have satisfied a previous generation. One sees Brussels carpet used not infrequently, and while it may be very charming to have a noiseless floor covering over the hall on which no footsteps reverberate, considering the inevitable dust and traffic to which it is subject, a hard, cool floor in this part of the house seems preferable. All halls and staircases where even a moderate amount of display is desired should have an appearance of amplitude, and be in keeping with the rest of the apartments, for it is here we get our first impressions and form our opinion of the house, and those impressions should not be disappointed further on. The architectural features of the house may call for some special treatment in the style of finish for the hall and stairway; but as a general rule, the floor should be tiled or of hardwood, and the woodwork finished in natural wood, with paneled wainscot about four feet six inches high. All elaborate paneling or ornamentation of the staircase should be avoided, as also should steep stairs with abrupt curvature. The ascent should be of an easy grade and the curves swept gracefully. For floor and stairs natural quartered oak is perhaps the most appropriate finish and the one most generally used. Cherry in its natural finish, as well as yellow pine, make pretty risers and step-boards. The lighter shades of walnut may be used for the purpose with a very satisfactory effect. When the hall is not well lighted, only the lighter woods should be used, otherwise they have an appearance of gloom or heaviness. For first-class hand rail, mahogany has fallen out of use, oak being now in favor. Perhaps there is nothing more suitable for general use than ash. As to the colors most suitable, that will depend in a measure on the amount of light obtainable. The staircase is a passage, not a dwelling room, and admits of a lighter treatment, inasmuch as we have not to consider the effect of the walls as a background to persons or things. We incline to an effect of coolness and airiness, combined with a general softness of tone. If patterned, the pattern should have a soft stenciled effect and not be obtrusive. On the other hand, since the staircase is not subject to the restraints imposed upon the other apartments, a bolder and more vigorous treatment may be adopted. The architectural features, for instance, may offer facilities for effective decoration, and your hall and stair may present charming glimpses of classic or mediæval periods, or we may surround ourselves with imagery of tropical luxuriance, while the form and fragrance of real plants will complete the delusion; the apartments must be sumptuous in proportion, or our expectations may be raised only to be disappointed further on.

Hardwood Floors Versus Carpets.

THERE is no part of the finish of a house which can give more permanent pleasure or satisfactory service than floors of polished hardwood with rugs.

It is small wonder that year by year parquetry flooring grows in popularity. Women, the arbiters on all such questions, have enthusiastically endorsed its merits and have practically decided its precedence as regards use, beauty and fashion. The floors are recommended by the best architects and physicians for their sanitary advantages over carpets.

It should be a cause of universal thankfulness that the old-fashioned fitted carpet—that is, a carpet made to fit from base to base, following every angle of the room and nailed securely down, is fast giving place to the removable square, or rug, which can be taken up and freed from dust as often as it requires it, and at the same time furnish an opportunity for cleaning the floor underneath.

Any floor that is covered permanently with a carpet contains dust; any floor that contains dust is unhealthy. Sweeping the carpet simply liberates the dust for a short time, leaving it to settle again in its old place and on the furniture, so we can easily see from these indisputable facts that the only way to keep a room clean is to have the covering removable so that it may be folded up and taken out of the house to be freed from its load of dirt and the floor underneath wiped off before it is put back.

Parquetry floors are a joy and comfort to the housekeeper at all seasons; they seem a peculiar blessing in hot weather when the very sight of the woollen stuffs is a burden. For the summer months a druggot of matting is the most sensible covering.

For this purpose take as much matting as will cover the desired portion of floor, cut the strips to even lengths, then with strong double thread whip the breadths together so they will lie flat, and either hem the ends neatly or finish with fringe. The fringe makes a more ornamental finish and will be more durable. If the matting is reversible and the fringe has a double selvedge, the matting can be used on either side. Thus the polished floor with the removable matting will be found an ideal covering for any season, especially during the warmer months. Its smooth surface renders it cleanly and hygienic. As it can be readily wiped off with a damp cloth, it is cool and soft, which recommends it for comfort, and the charming designs and colorings in which matting now comes make it everything to be desired in the way of artistic effect.

The dining-room is one of the first places chosen for a trial of this method of floor treatment. This need not be an expensive feature, as the first cost is but little more than that of a good carpet, and, as it is practically indestructible, is really an economy. A well laid and properly cared for parquetry floor of 5-16 (five-sixteenths) of an inch in thickness should and will last as long as the house stands.

A hall floor laid in parquetry of a neat pattern to suit the area, with border to match, will be a constant source of pleasure and impress the visitor with its elegance on his first entrance.

All the living rooms follow in their demand for this common sense treatment of the floor question; the material can be of plain pattern and of moderate cost, or they can be made in ornamental designs of the more expensive and foreign hardwoods.

For floors the requirement is a wood, hard, to prevent marring or bruising under the wear to which it is subjected, of tight, close grain to prevent its absorption of the minute disease-breeding dust that is held and stored in the softer woods.

Parquetry consists of strips and blocks of hardwood, fastened together at edges and on backs in slabs of convenient size for handling in the work of putting down.

The art of making inlaid or parquetry floors has been brought to a high state of perfection in recent years in this country, and their popularity and adoption is being correspondingly advanced.

These floors are universally adopted throughout Europe, where the nailed-down carpet, with all its moth-breeding tendency, insect and larvæ-abiding places, is unknown, the use of rugs being universal.

It has been generally considered that these polished hardwood floors were an expensive luxury, but there are degrees of expense in these floors, as in everything else—the patterns chosen and the woods employed determine the price.

An important feature in the care and preserving of these floors is keeping the surface coated with a prepared wax, which is readily applied by a cloth in the hand, and then brought to a polish by using a weighted brush.

The accumulation of dust incident to all homes, even the most carefully kept, is easily removed by covering a broom with a piece of cotton flannel, which will collect and take up all dust without scattering it, then the use of the weighted brush, without rewaxing the surface, renews the polish, and the house is at all times cleaner than it could possibly be with the old methods. In fact, the drudgery of house cleaning is done away with. There is a constantly increasing demand for these floors.

However much one may admire the air of substantiality and the honest workmanship in old houses, there is one feature of these buildings that cannot come in for praise. The woodwork may be solid, artistic and rich with the envied hue that comes with age, but the floors are invariably out of keeping, oftentimes offensive to the eye of any lover of harmony and correct taste. They are made of matched pine boards, eight or ten inches wide, and the shrinkage has left wide cracks that have filled up with crusted filth. The surface of the boards has checked, and the grain has risen in splinters to catch the unwary foot. Many of the planks have warped out of shape, and others are so loose that every footfall is accompanied by a dismal creaking.

Excellent artisans and honest workmen as were our forefathers, they could have learned much from this careless and commercial generation of the science of floor laying. No other part of the house received such constant and severe use as the floors, and so it is the veriest truism to say that to none should more care and attention be given. We have ceased altogether to use the matched boards of extra width for flooring, except in the very cheapest of houses, and the increase in expense that comes from the use of narrow boards is so inconsiderable that it should cost no figure with the man who is building a house for himself. Most people find it the part of genuine economy to use the very narrow strips of Georgia pine; but if this must be put aside for the cheaper woods, the strips should never exceed three inches in width. With prices for material and labor as reasonable as they are at present, there are few who cannot afford its luxury of a finer floor in a few of the rooms.

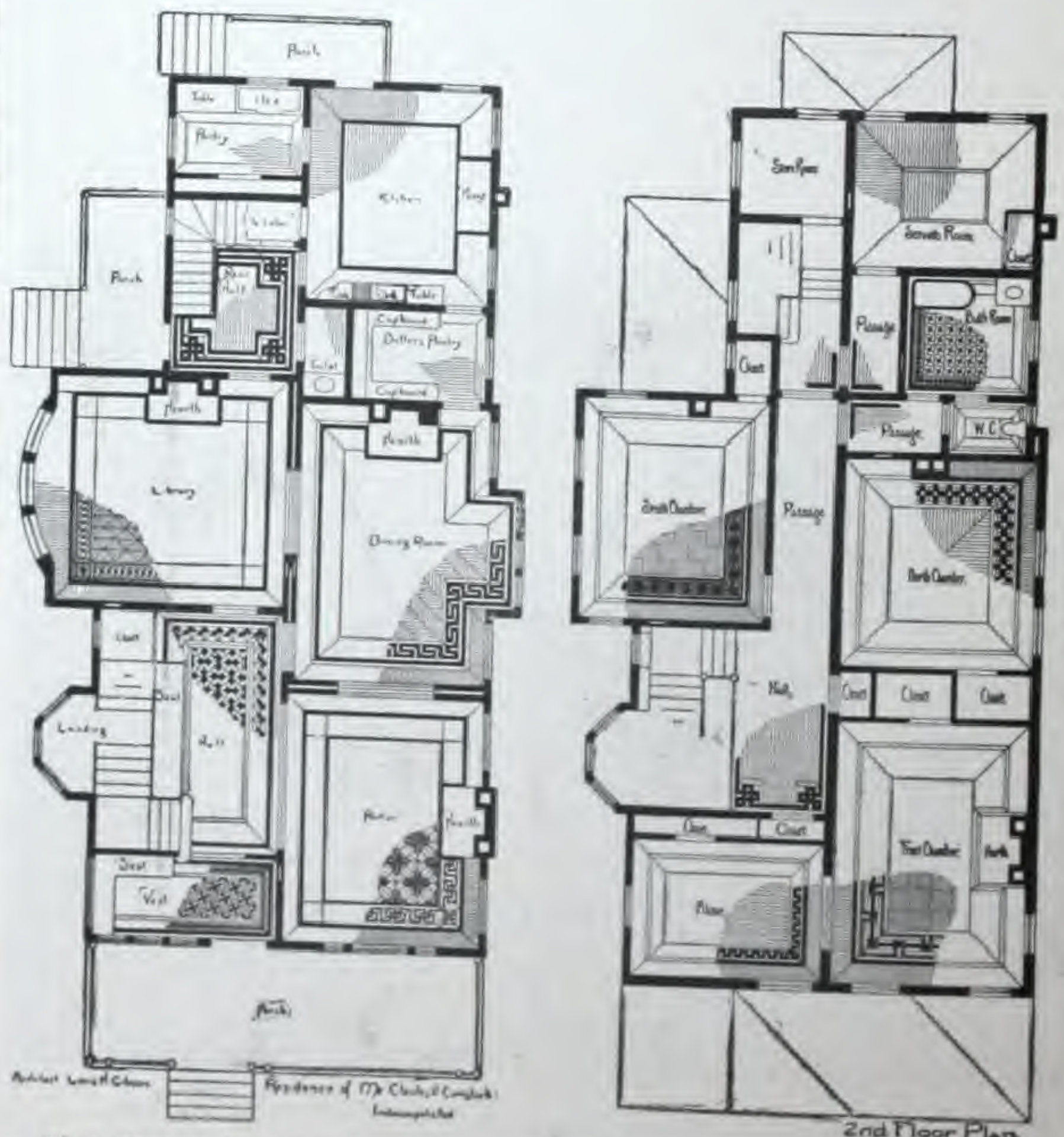
The constant growing popularity of rugs and art squares for the dining-room and library has made hardwood floors almost a necessity for these two apartments at least. It is true that the ordinary matched pine floor may be stained and shellacked with good effect, but there is never the satisfaction that comes from a floor that is meant to be seen.

Expensive marquetry floors, beautiful in themselves, are not required. There are few more satisfactory and attractive floors than those that are well laid in thoroughly seasoned maple.

Oak is a western wood and costs about \$100 a 1,000 feet in New York State. Maple and birch, which are much cheaper woods, also make excellent floors. Native birch, which may be bought in New York for \$40 a 1,000 feet, is a very hard, smooth wood and makes a very durable floor, which does not sliver up like Georgia pine.

These are reasonable as to first cost, and they are readily kept in good condition. One advantage they have over the beautiful oak floors is that they do not become so glassy smooth. They do not require such a high polish as the oak, and consequently have less of menace for fragile bones. It is by no means necessary for the best effects that floors of this kind, in one wood, be laid in elaborate patterns. One or two strips around the edge of the room for a border, and the rest laid "bias" (as the women have it), is a job that any ordinary carpenter can manage. Of course, there are those who demand the full marquetry floor, with costly hardwoods laid in complicated geometrical patterns. But this forms an entirely separate branch of wood finishing.

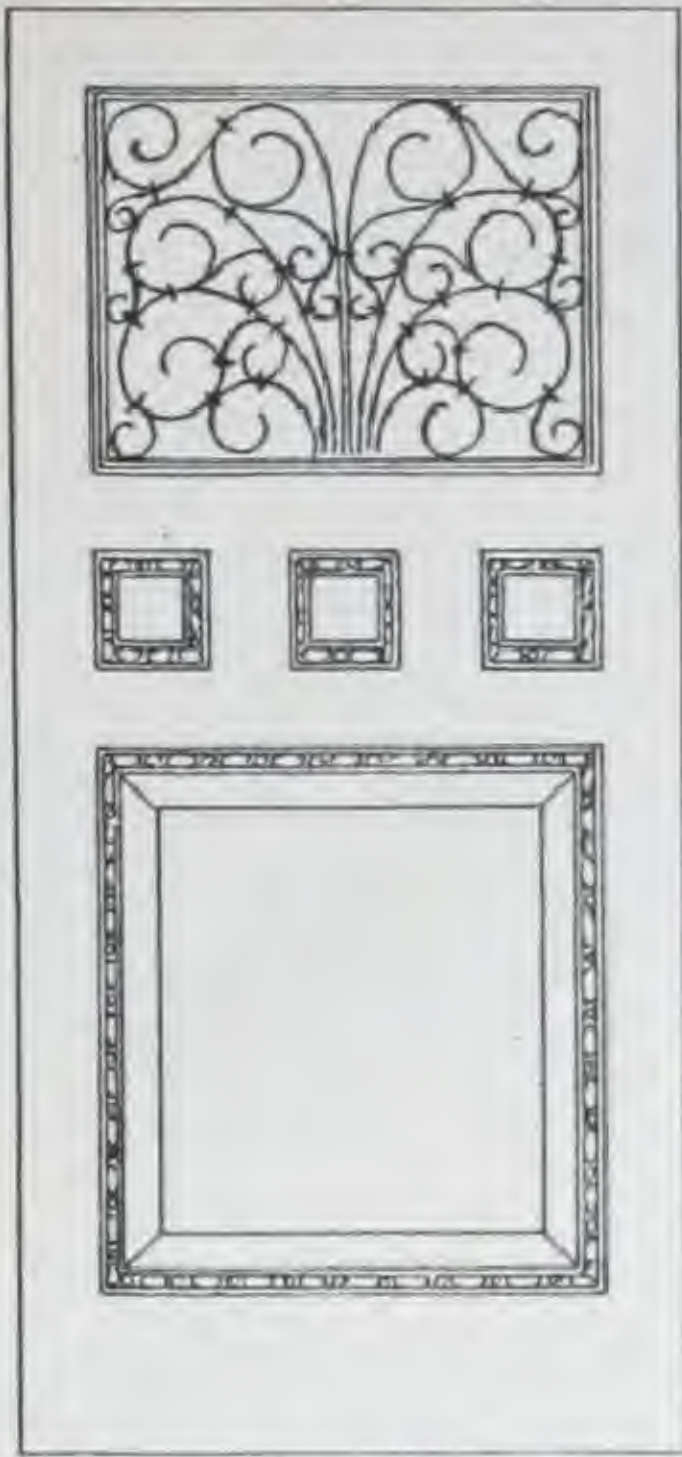
It must be said in all candor that many costly floors of this description are an offense to true æsthetic taste and rob imposing rooms of much of their beauty. This is no fault of the system, but is the result of errors of judgment in the contrasting of the woods and the selection of patterns. Such offenses to the eye were more frequently noted in the day when black walnut, the ugliest of all woods used in cabinet work, was in general use. In no marquetry floor should there be any marked contrast in the color of the woods used, and all should closely harmonize. We may forgive violent contrasts in tiles when the marbles are of solid color and are laid only in squares and diamonds, but not in wood floors, where the pattern must be more or less open.



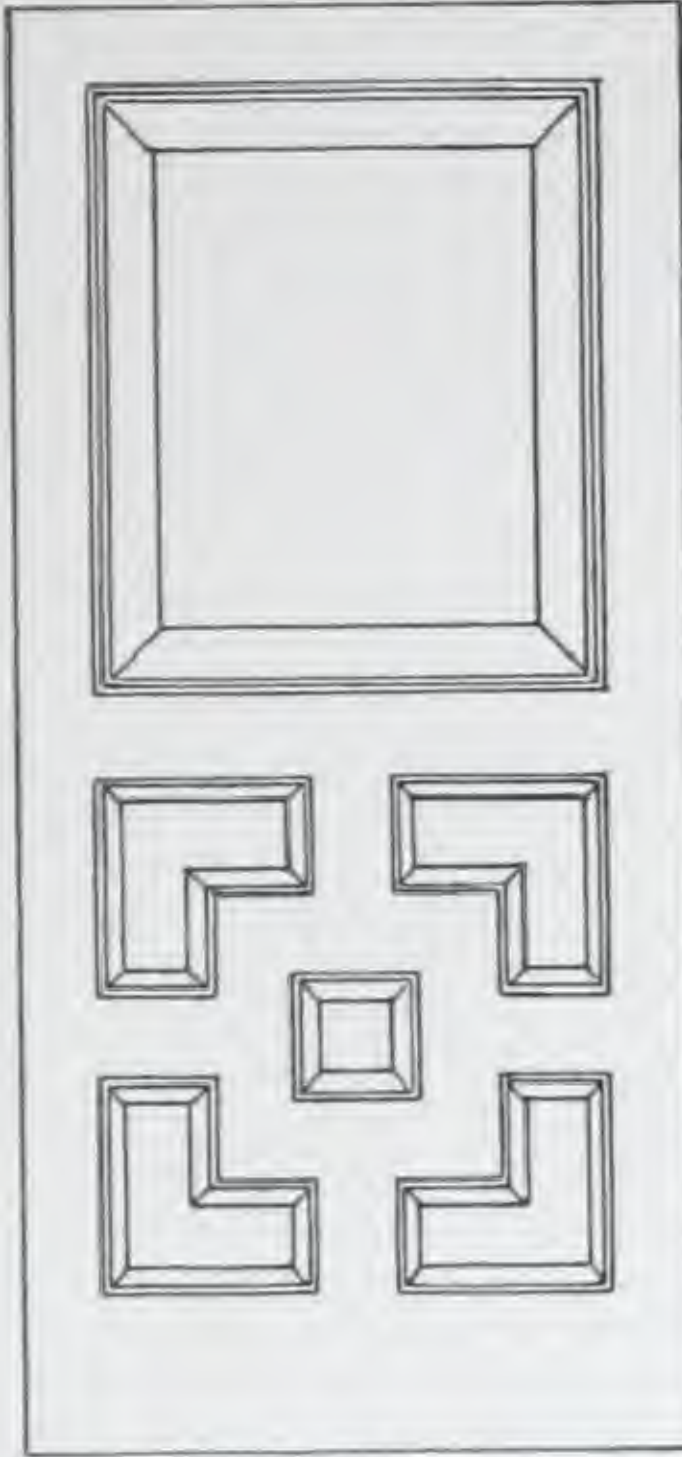
These plans are from the residence of Mr. Chas. H. Comstock, of Indianapolis, Ind. The hardwood floors shown were furnished by The Interior Hardwood Co., of Indianapolis, Ind., to whom we are indebted for the illustrations shown.

Samples in Doors.

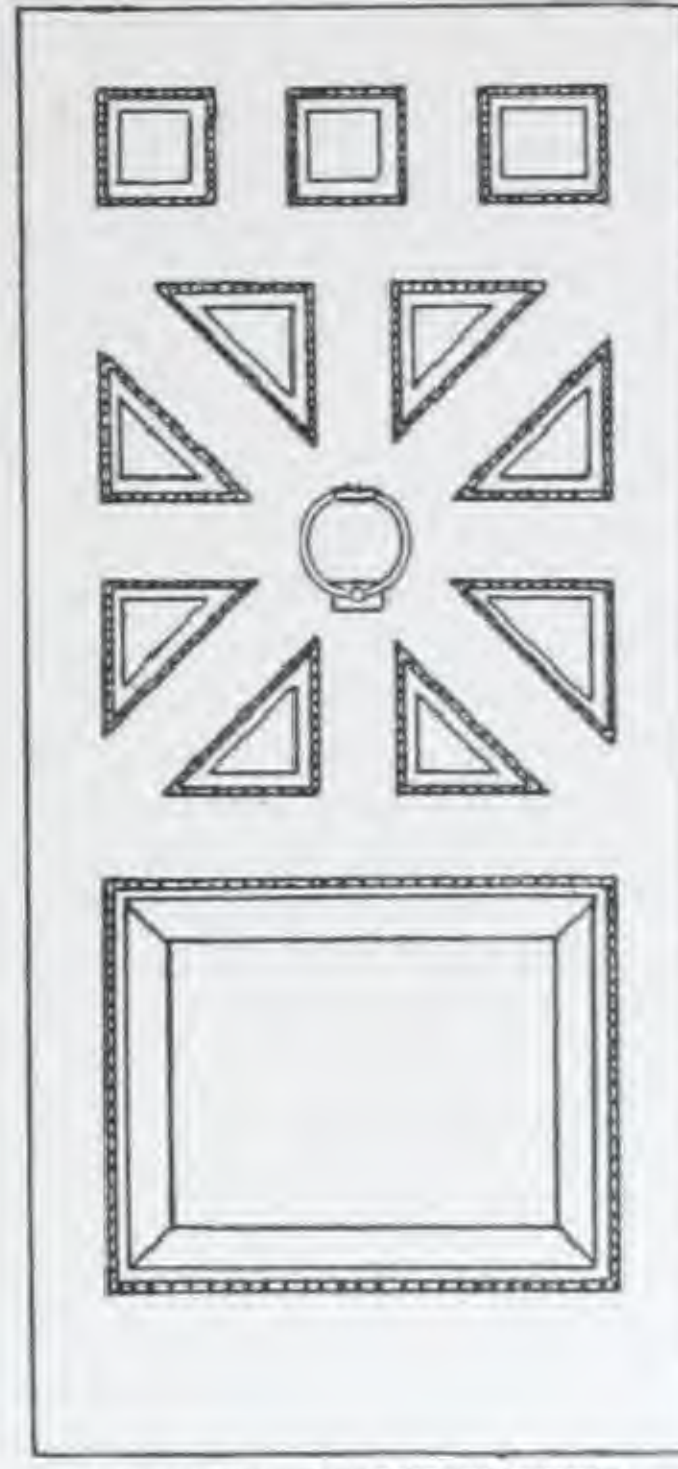
DESIGNED BY THE CO-OPERATIVE BUILDING PLAN ASSOCIATION, ARCHITECTS, 203 BROADWAY AND 164-6-8 FULTON STREET, NEW YORK.



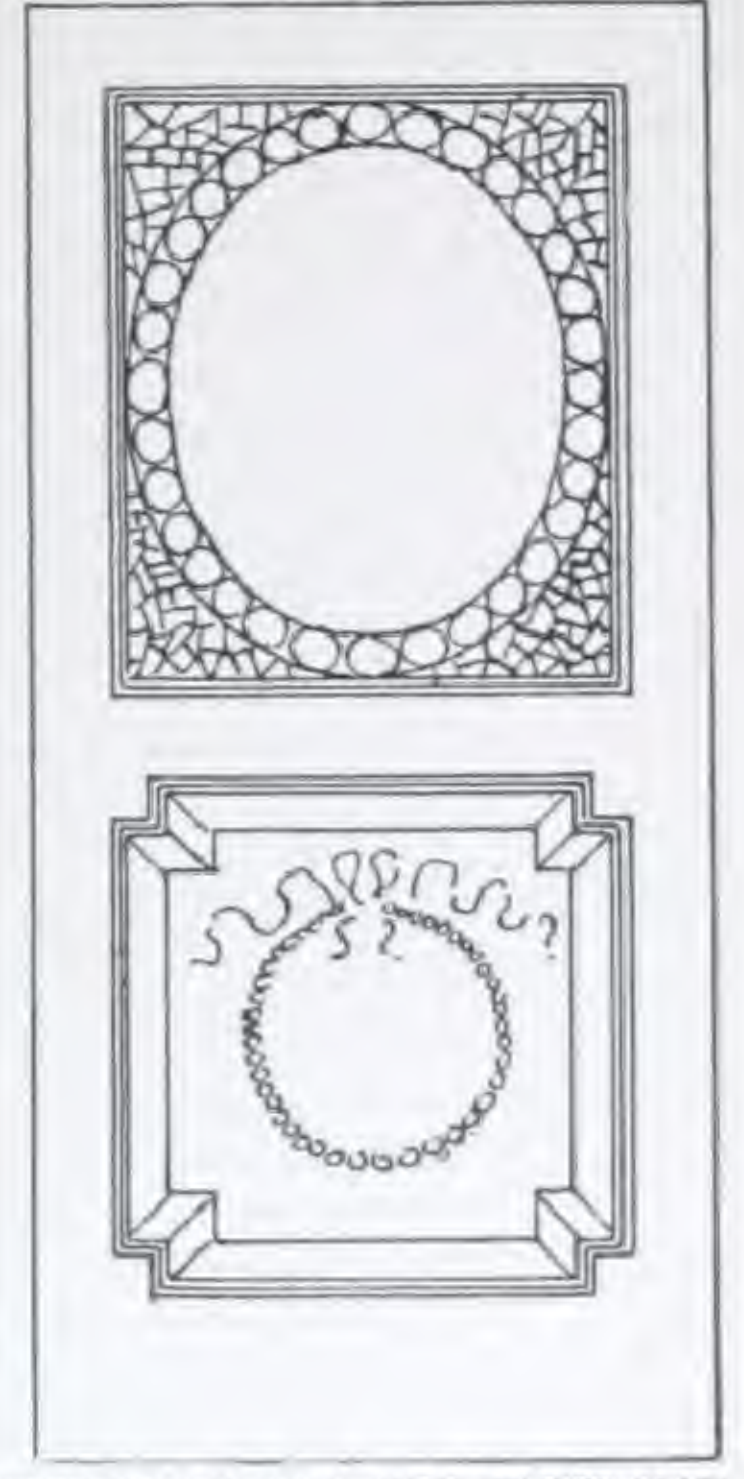
IRON GRILLE, GLASS HINGED TO OPEN FOR AIR.



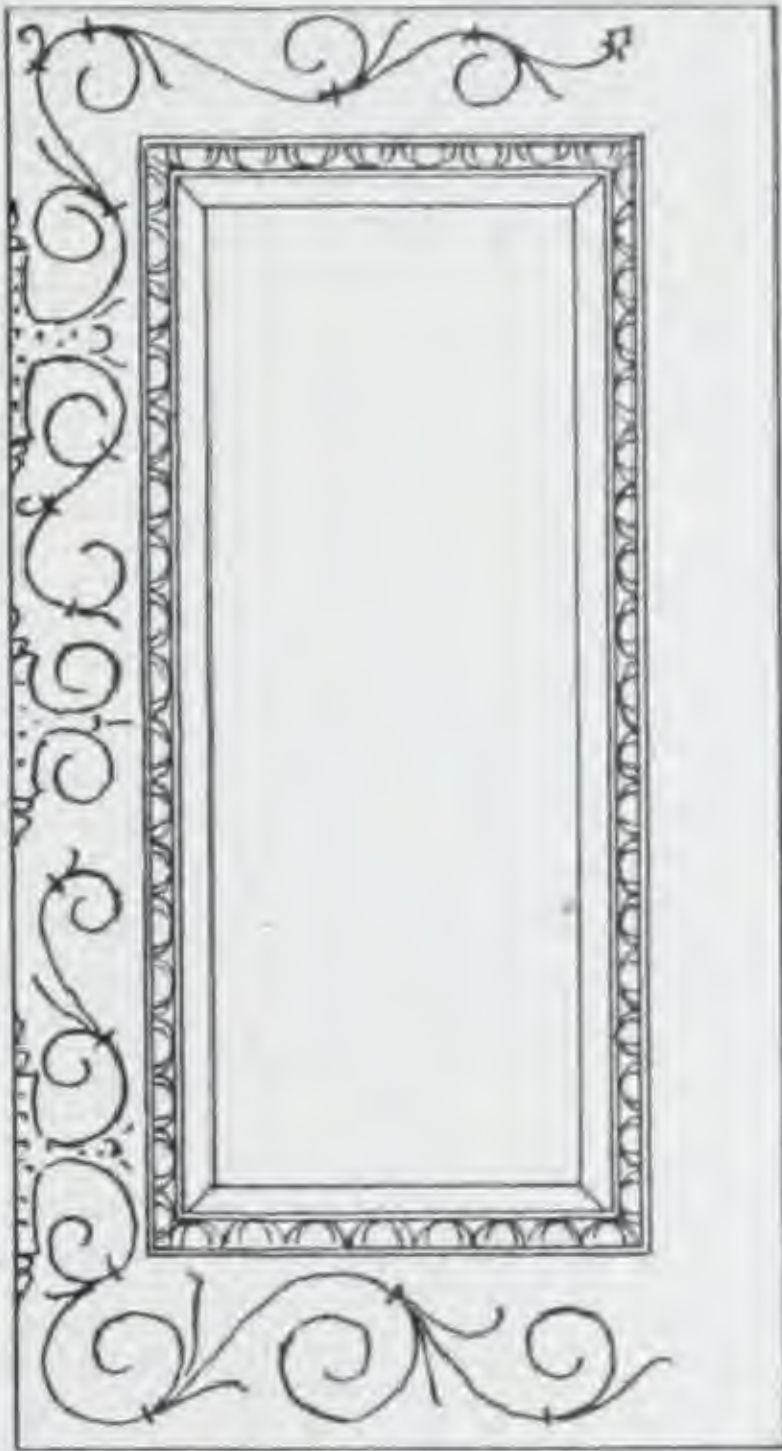
ORDINARY STYLE, GLAZED.



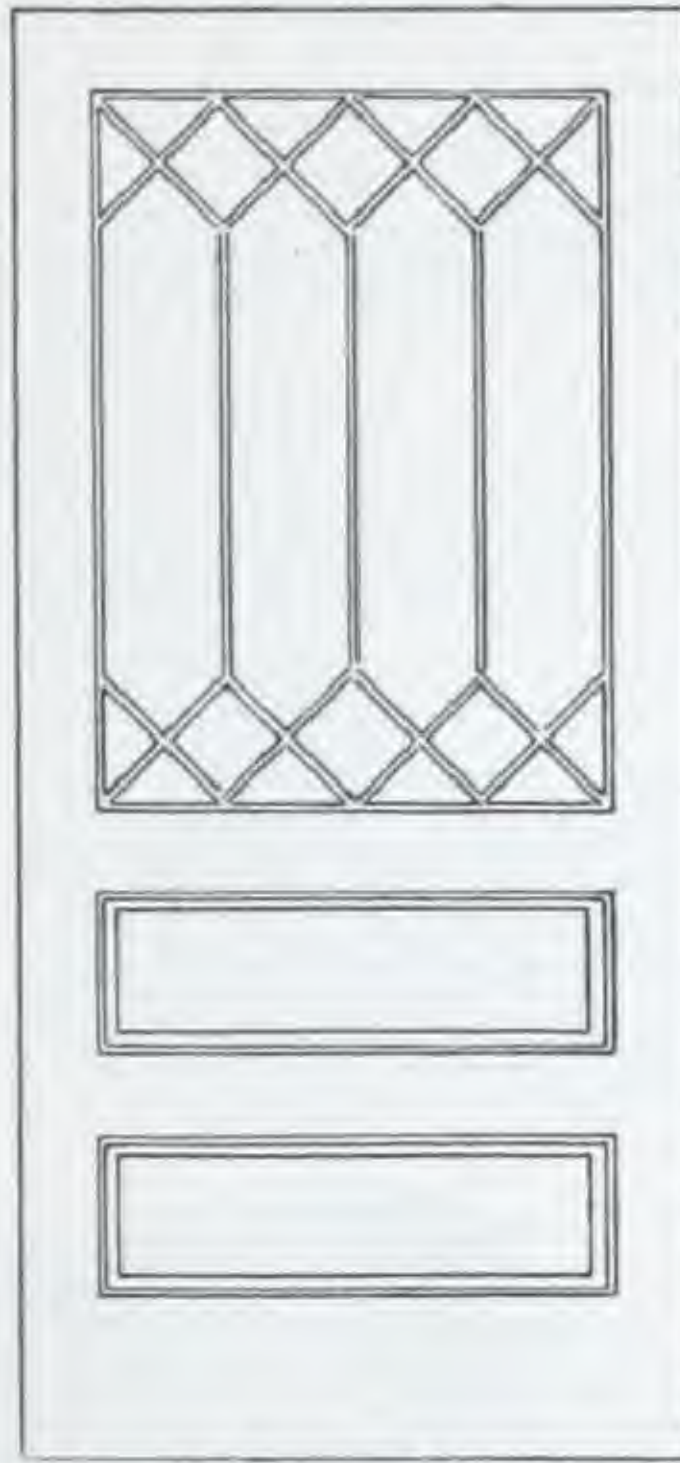
CLASSIC, WITH GREEK FEATURES.



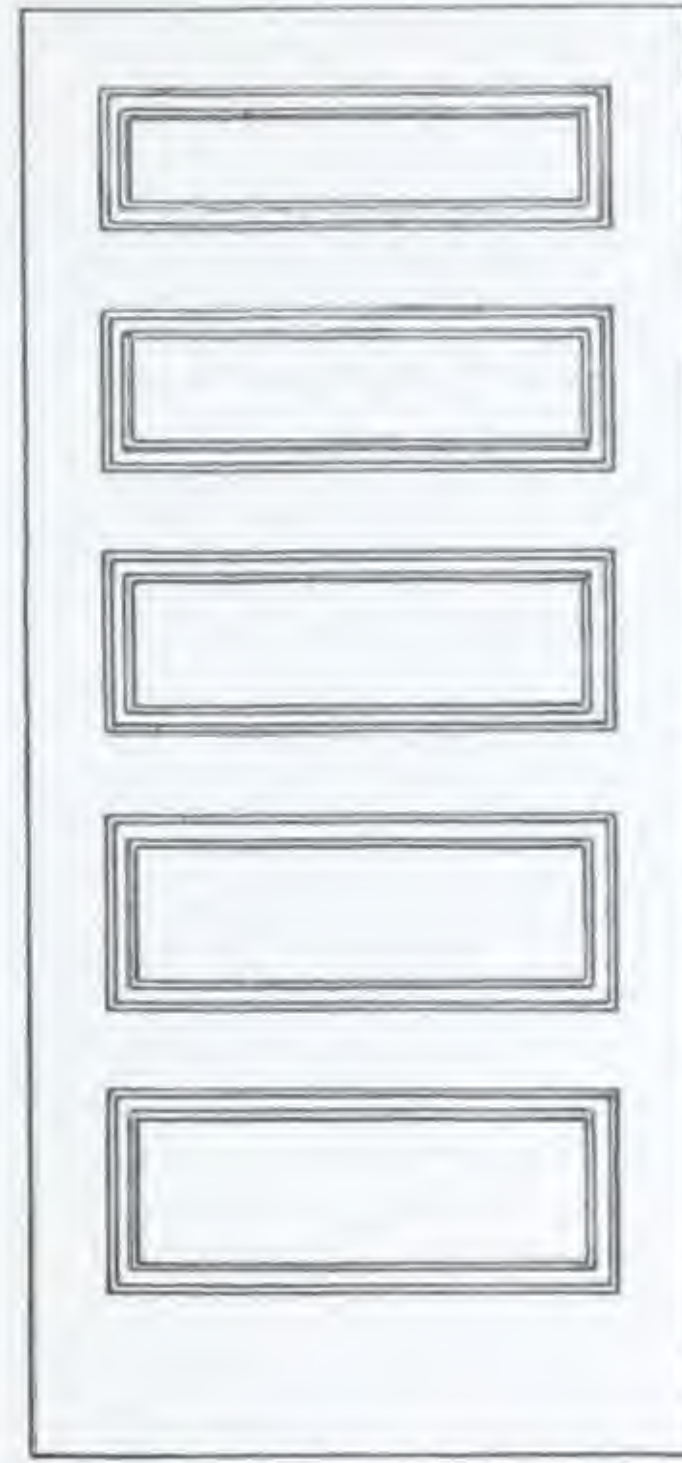
UPPER HALF GLAZED, WITH STAINED GLASS BORDER.



WROUGHT IRON, CARVED MOLDING, HARDWOOD PANEL OR REVELED GLASS.



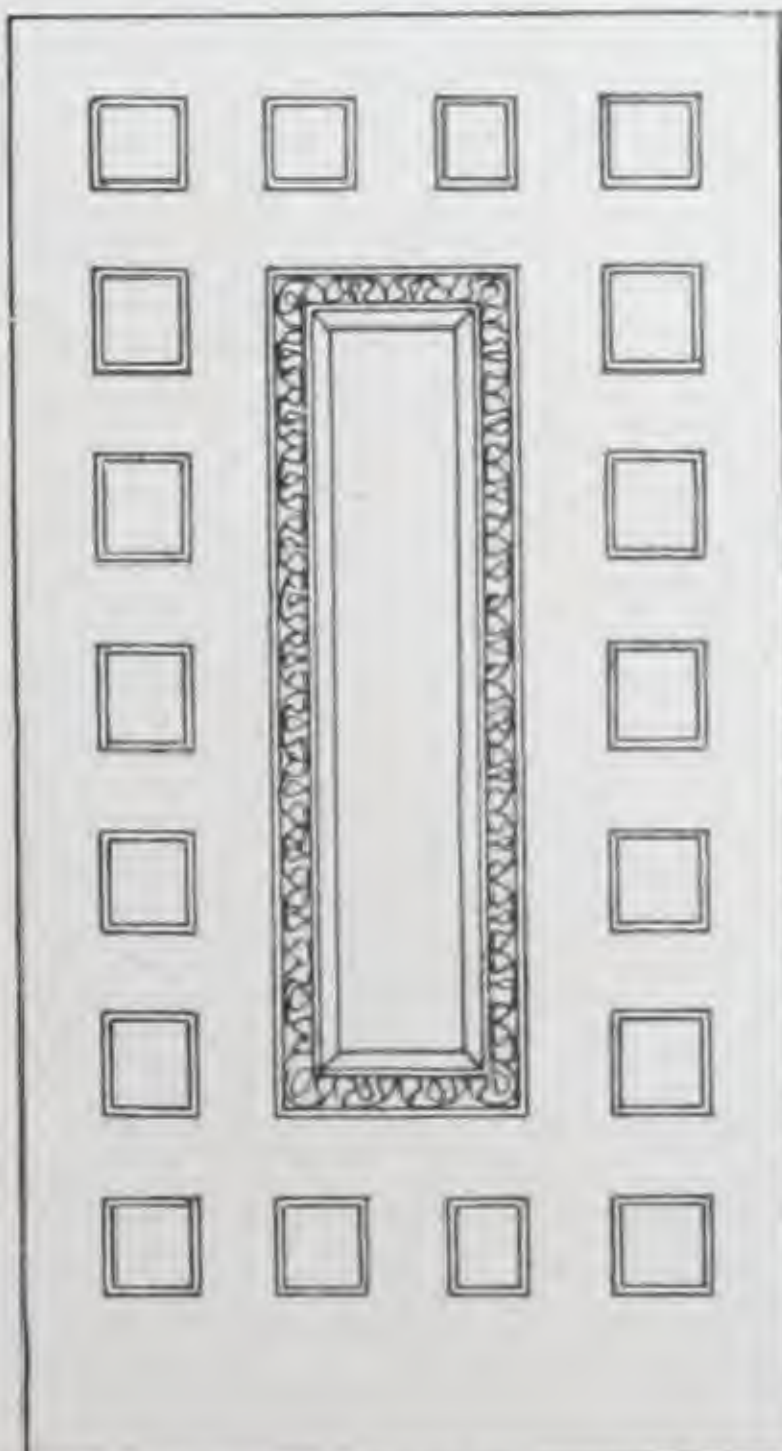
DOOR FOR CHINA CLOSET, WOODEN MUNTINS.



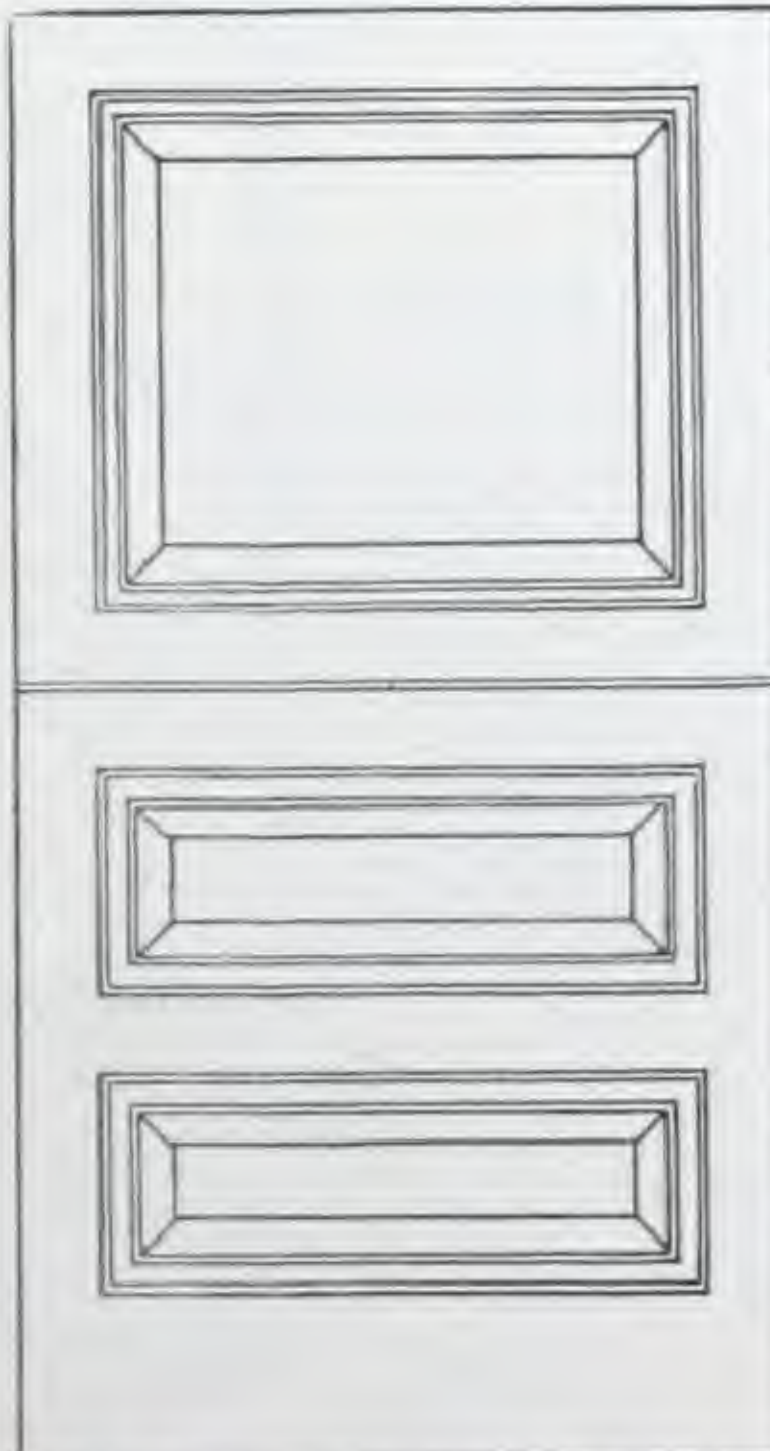
INSIDE HOUSE DOOR.



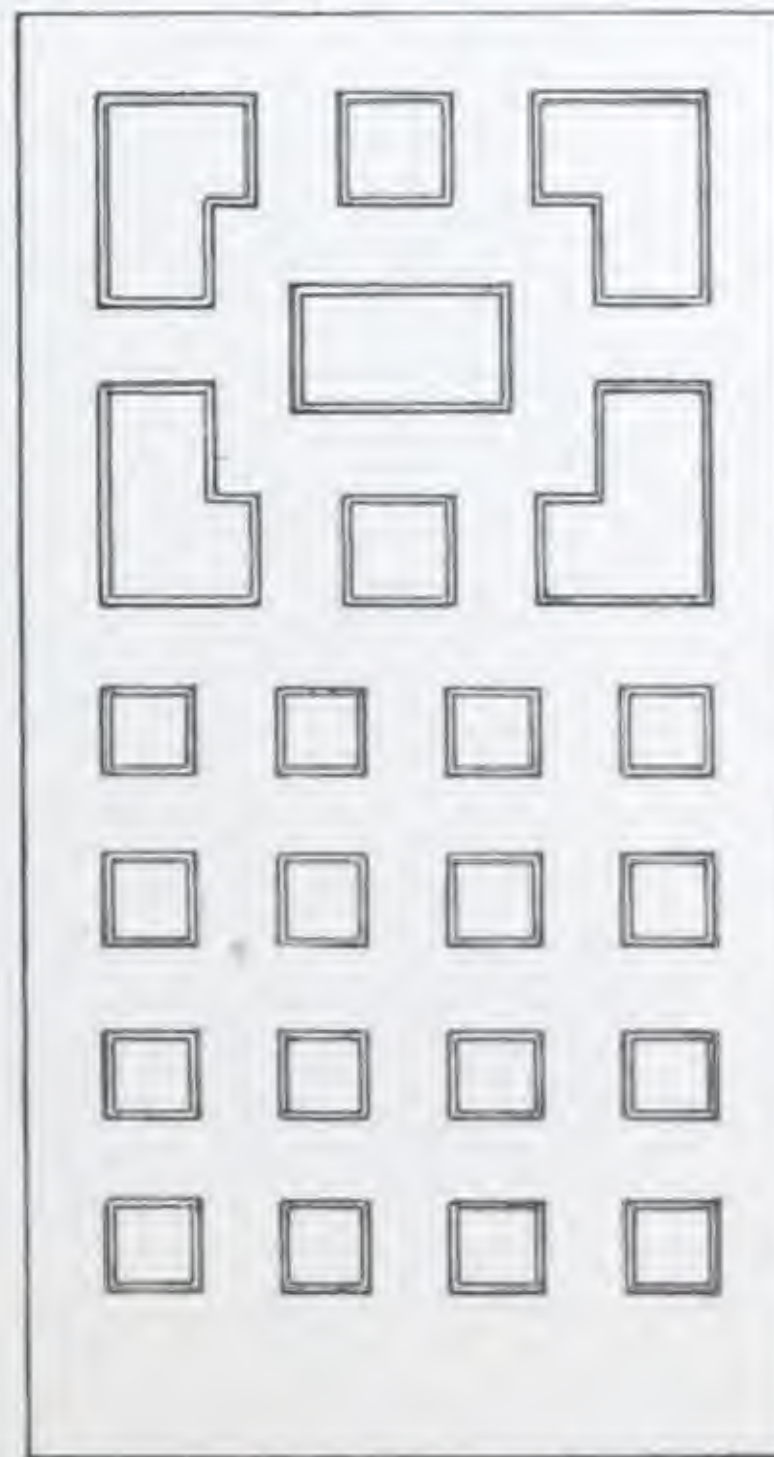
DOOR FOR CHURCH, WROUGHT IRON WORK.



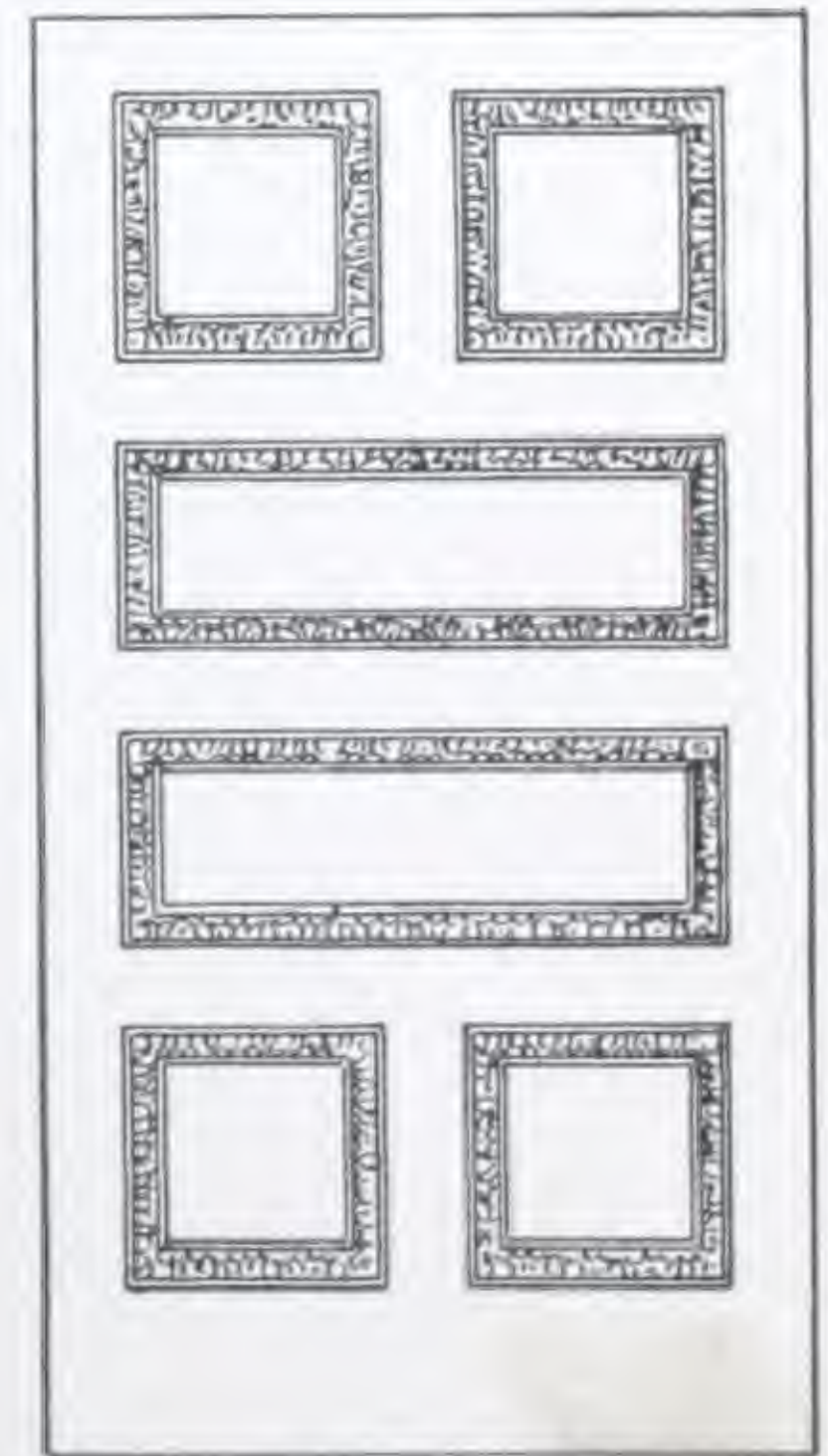
CARVED MOLDING FOR PUBLIC LIBRARY.



DUTCH COLONIAL, UPPER HALF GLAZED.



FRONT, FOR CITY HOUSE.



INSIDE DOOR, RENAISSANCE, CARVED MOLDING.

Exterior Painting.

THE varied styles of architecture now in vogue make the subject of house painting more important than ever.

Variety is most desirable, and no two houses near together should be painted alike.

The main object in painting a house is not only to preserve it, but to render it pleasing to the eye from an artistic point of view. The color of the house is more important than is generally supposed, since next to the form itself the color is the first impression the eye receives on beholding it, and in many cases the color makes the impressions even before we fully comprehend the design.

Exterior house painting affords a good opportunity for the expression of individuality and every man should in some particular express himself differently from his neighbor.

There should be a reason for everything that is done with colors. In painting the exterior of a house the endeavor should be to develop the structure, to enhance its good features, and to diminish or hide its defects; to enrich, or, we might say, to render the house conspicuous; to put the ornament where it has the greatest value; to bring the building into harmony with its surroundings. It should always be of cheerful and softly toned colors, giving a feeling of warmth and comfort, pleasing to the eye, but not obtrusive. If there are several structures, each should have its individual color, but one general tone should prevail the whole, except if we wish to hide or diminish some of the lesser buildings, then it should be painted the same color as the principal building. As a rule, the principal building should be the lightest shade.

Many persons have the idea that it is the lead in the paint that preserves the wood, but this is not so; it is the oil that is the preservative in exterior painting. When the oil disappears the lead and other materials fall off, except Venetian red, which acts as a dye, and black, which seems indestructible.* A house well oiled will stand weather just as well as though painted. The pigments are simply to please the eye. If you prefer the old way, you will use good white lead, pure linseed oil and pure colors, and mix them to suit. If only an amateur, the best way is to get the lead tinted to the shades preferred, so as they will only require to be thinned to the proper consistency with oil. If a house has been painted, it should be repainted when the house shows signs of paint decay. The paint fades out before the structure is much, if at all, involved, and while the structure may not suffer for the want of the new paint, yet it is true economy to paint at this period. The fading out is due to the deterioration of the oil by the sun and elements. When oil other than pure linseed oil is used in the paint, deterioration of the body will be rapid, because oils usually employed to replace linseed oil are not durable. Then some pigments are less durable than others. The best of its kind is always the most economical. A few facts will illustrate: Take lampblack as a familiar example. One pound of pure fine lampblack at twenty cents possesses more coloring power than five pounds of black paint commonly sold at twelve cents per pound, and the pure paint will retain its intense blackness almost forever, while the cheaper article will soon turn gray and fall off. What is true of lampblack is applicable to all pigments, whether white or colored. For this reason you should never use colors or pigments, as Prussian or ultramarine blue, the green, and, in fact, all chemically made pigments are fugitive.

How to apply it.—The surface should be perfectly dry. A week without paint will not hurt it, and if of wood, it gives it time to shrink. All knots should be covered with a strong coat of shellack varnish. This will not, however, prevent pitch or resin, if they are in large quantities, from coming through. First give a priming coat of very thin paint, as near the desired color as possible. Do not fail to putty with putty-knife (not with fingers) all nail holes, checks and flaws; also around window heads and frames, and wherever rain is apt to get in. This coat should stand a week, then give another coat about twice as thick as first, and when this has a week or ten days to harden, apply third coat, not so heavy as second, and trim with colors to suit. The trimming colors should be quite heavy, so as not to show streaks of the under color. Brick and stuccoed surfaces are more porous, and consequently more absorbing than those of wood. They will not only absorb much more linseed oil than wood, but also much more water or moisture, so that the one great requisite for a good and lasting foundation coat of paint or priming is that all moistures should have evaporated from out of these surfaces previous to the application of the paint. Therefore, in painting a brick house it is better to wait for a long dry spell.

If one has a choice of season as to when to do the painting, the best time is early spring, when danger of frost is past, or late fall, after the gnats or flies have disappeared. At these seasons the paint will also dry more slowly and have a better gloss. If it cannot be done in these seasons, better wait for a long dry spell.

In painting steel or iron the priming coat in all cases should be red lead. Use it for a direct application to galvanized iron and there need be little fear of paint scaling off. Use it over tin or wire and good results will follow its application as a primer.

The usual practice of waiting for new tin to rust before painting is pernicious; if greasy with the grease used in dipping the plates after tinning, it is better to wash it with soft soap dissolved in a quantity of water. To paint a rusty roof, if there are hard scales of rust on the iron, take them off with a scraper; if they refuse to yield to a scraper, wet them with muriatic acid, and they will soon become loose. When off, wash the place with strong sal-soda water; then rinse with clear water; if there are no scales, sandpaper off what rust you conveniently can; then give the iron a coat of linseed oil, letting the oil dry thoroughly; then coat over with any good metallic paint, either Prince's mineral, yellow ochre or Venetian red. If you want a light colored roof, take whiting and zinc oxide—three parts of the former and one of the latter—mix with linseed oil; tint to suit your taste, or use any other pigment you please, but don't forget that the first coat should be linseed oil alone, and remember, the rust should be perfectly dry before oiling. Afternoon is the best time to oil such a job, after a sunny forenoon, which will give the sun a chance to dry out any absorbed moisture from the rust to which it is liable.

The following will be found useful in computing the amount of paint required. Quantities required to paint 100 square feet: For priming, if tinted white lead is used, there will be required 20 pounds of lead and five quarts of linseed oil; for second coat 20 pounds of lead and one gallon of oil. The third coat takes about the same as second.

The tints of color called neutral and semi-neutral, as drab, fawn stone, grays, buffs, cream and clay colors, are most suitable for exterior painting, as also olive drabs and greenish browns. Harmony of colors results from agreeable contrasts or analogy and may be used in juxtaposition with good effect; when colors are juxtaposed they always influence each other, thus when a light color and a dark color are side by side the light color appears lighter and the dark darker; when red and green are juxtaposed, the red appears redder than it actually is

and the green greener; when blue and black are side by side, the blue manifests but little alteration, while the black assumes an orange tint or becomes "rusty." Blue is a cold color, and seems to recede from the eye. Red is a warm color and remains.

In choosing colors you want to guard against yourself. If you desire some colors different from any in the neighborhood beware of trusting to your own selection of paint in a pot, or from a specimen spot on the house—both will deceive you. Colors which appear to have no character at all on a small surface are often beautiful when applied to an entire building, while tints which please us best in samples may be rank and vulgar on broad surfaces.

The safest plan is to purchase the paint from some reliable paint house; after giving them a general idea of what is wanted, leave the choice of the exact shade to them or to your architect. They may fail to meet your wishes exactly, but console yourself with the reflection that had you made the selection the result might have been worse.

Stain.

For shingles and some rough exterior woodwork, stains give a cheap and satisfactory substitute for paint, being at least 50 per cent. cheaper. A good stain being largely made up with "creosote," which is known to be one of the best preservatives of all vegetable tissues, will in a few hours after being applied enter the pores of the wood and preserve them against rot (wet or dry) and insects. Being transparent they do not hide the grain of the wood, but rather enhance its beauty by rendering the grain lines more prominent. Then as the texture of each shingle is different, each appears as if treated in detail. The color effects are soft, warm and rich, they have no glaring effect, but harmonize perfectly with natural tints and grow old gracefully.

Paint, on the other hand, being a sort of liquid veneer, when applied to rough sawed surfaces, is lumpy, apt to grow dark and crack off, presenting a shabby appearance if not renewed every three or four years. The stains can be applied by any intelligent apprentice or laborer. If it is desired to stain over paint that has been on for some time and is quite badly worn, it can be done with many of the colors, but the darker stain works best. Any of the red stains can be applied with perfect success to bricks that are off color to give them an even tone, the fact that the stain does not crack or peel being of great importance here.

Notes.—To those who have already built we would select colors or advise in repainting without charge.

We also treat of interior painting and staining in the article on Hardwood and Parquetry.

Sanitary Plumbing.

IN the general regret of the passing of artisanship and fine handwork to make room for cheaper and more pretentious machine work, there is little of this feeling towards plumbing. It is true that the old journeymen were splendid workmen and turned out jobs that are a pleasure to look at. But sanitary science was not understood until a few years ago, and not the most perfect workmanship can make up for a lack of traps that cannot be syphoned, or a lack of adequate ventilation. Within the limit of ten years past plumbing has made wonderful strides in advance.

In our "Modern Houses" no feature receives more attention than the sanitary arrangement. So now, among the many practical and utilitarian details of interior construction tending to increase the comfort and convenient arrangement of houses none occupies a more important position than those relating to the fixtures, traps and pipes which introduce and distribute into our buildings a supply of pure water for household use, and afterwards remove from them the semi-fluid foul wastes, designated sewage.

When a man makes up his mind to build, almost his first temptation to his first estimates comes when he gives out his plumbing contracts. It is one of the main items of expense, and he reasons that much of it will be out of sight and evidence, and he is strongly tempted to put the money on aesthetic adornment, rather than on a matter of pure utility. But if this reasoning prevails, the builder will never cease to reproach him-



*The use of primary colors, red, blue and yellow, and the extreme colors, black and white, except the latter in small quantities, is not admissible in exterior house painting.



SANITAS OPEN LAVATORY.

ness and economy. In the long run, there is no comparison between exposed plumbing and the old system, where everything was boxed in with wainscoting. It is true that the first cost is rather more, but this should deter no one from adopting it. Closets, washstands and bath-tubs that are boxed in, form a lurking place for filth and vermin that defy the most thorough housekeeper. The inner surface of the wood, which is always damp and never exposed to fresh air, rots and decays slowly. Although no official experiments have yet been made, and no statistics have been compiled, medical observers have recently determined that decaying wood is a prolific source of disease. Where the plumbing is exposed there is no danger apart from the fixtures used.

To secure immunity at all times from sewer gas, and to prevent any subsequent annoyances, have the system of fixtures, traps, supply and waste pipes well planned and arranged in accordance with the best rules.

The term *sanitation* is broad enough to cover all the contingencies of the toilet-room and the kitchen wastes. Its specific application is to the removal of household wastes without odor or danger.

In its best and most perfect exemplification it means not only this, but the continuous ventilation of the toilet-rooms, with immunity from sewer gas, back pressure, and all other forms of atmospheric impurities arising from the waste pipes.

Besides maintaining these conditions, the apparatus must be constructed in such a manner as to prevent the fouling of its exposed surfaces.

The most important feature of the toilet-room is the *closet*, and this depends on the flushing of water for its natural and perfect action. The highest grade of closet is what is known as the Syphon Jet Closet. A jet of water pointed towards the outlet of the closet carries along with it all the contents of the bowl, rapidly and thoroughly forcing them into the soil pipes beyond.

By using a closet having a suspended column of water in the standpipe the action of the water becomes instantaneous, and the closet is practically noiseless.

An improved form of closet is known as the Ventilating Closet, which has two large ventilating openings under the seat, leading to a four-inch ventilation pipe back of the partition. This style of closet is illustrated on the preceding page. It acts as a continuous vent to the room, carrying off all odors and making the room independent of any other ventilation.

Next to the closet, the *Lavatories* or *Wash Basins* are important features. The basin should be oval and have a recess at the back containing the fixtures. This does away with the troublesome plug and chain. Instead of the foul concealed overflow pipe outside of the basin, there is a neat standpipe in plain sight which is easily detachable from the basin for cleansing.

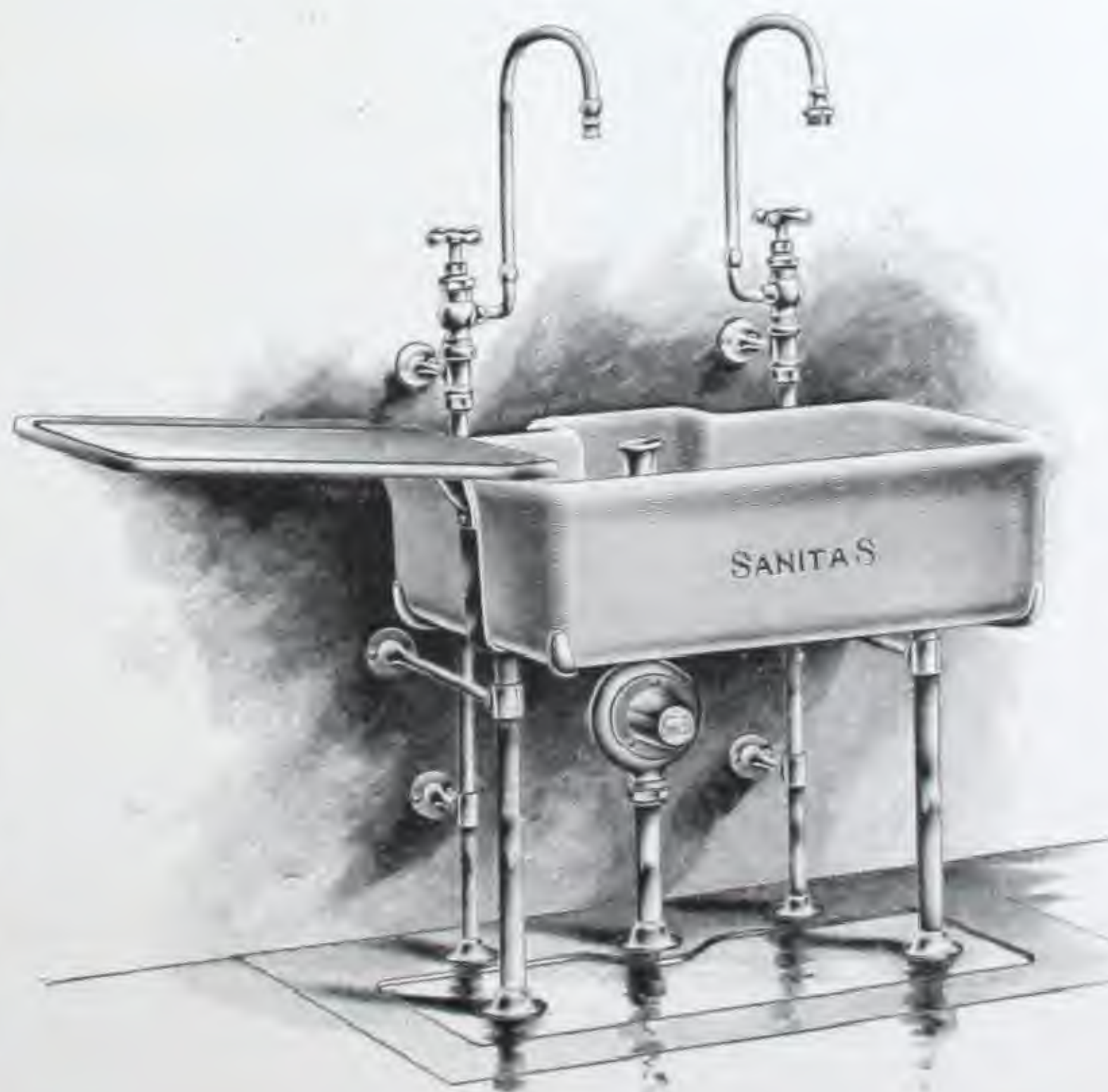
Such a basin empties itself in a few seconds, thoroughly scouring the trap and pipes. We show out of a typical lavatory.

The *Bath-tub* is the most important adjunct of the toilet room. Modern sanitation, as

self, it is to be taken for granted that no one would so lower the plumbing estimates as to provide a menace to health. But if light-weight and cheap materials are used, troubles are never ending—cheap closets, hoppers and faucets are a constant abomination. Laymen do not seem to understand that lead pipe which is subject to constant changes of temperature will decay so that it may be broken almost like decayed leather. The thinner it is the quicker it gives out and collapses. For this reason, to say nothing of bursting from sudden pressure, cheap lead pipe is the most expensive of all economies. The general substitution of iron and brass pipes is a most important improvement, only excelled by what it naturally led to—exposed plumbing—on the ground of sanitary safety, cleanliness, attractiveness and economy.



SANITAS PORCELAIN-LINED BATH-TUB.—FRENCH PATTERN.



A MODERN ALL-PORCELAIN PANTRY SINK.

We are indebted to The Sanitas Mfg. Co., of Boston, Mass., for the examples shown.—ED.

well as modern taste, points unmistakably to the Enameled Tub as the most desirable and the most economical.

It is made of iron, enameled on the inside and on the rim, until it is as smooth and hard as a piece of china. The outside of the tub can be painted and decorated in any color or design. The waste fixtures on the tub are the same as those on the basin.

The most important feature in the general sanitation is the *Trap*. The trap in its simplest form is a bend in the pipe to hold water, which acts as a barrier to the passage of any foul air between that point and the outlet of the pipe into the sewer or cesspool.

This simple bend, or S trap, as it is called, soon loses its seal, however, by syphonage or evaporation, and sanitarians now rely on some of the well-known forms of non-syphonic traps. The building laws of most cities require that all traps shall be vented. This is not necessary where the non-syphonic trap is used, and a great saving is effected in the cost of the plumbing by using the unvented trap. At the same time there is a corresponding increase in the safety of the apparatus.

There are two styles of the non-syphonic trap, one being of lead, for use in concealed plumbing, and the other of brass, nickel-plated, for use in open or exposed plumbing.

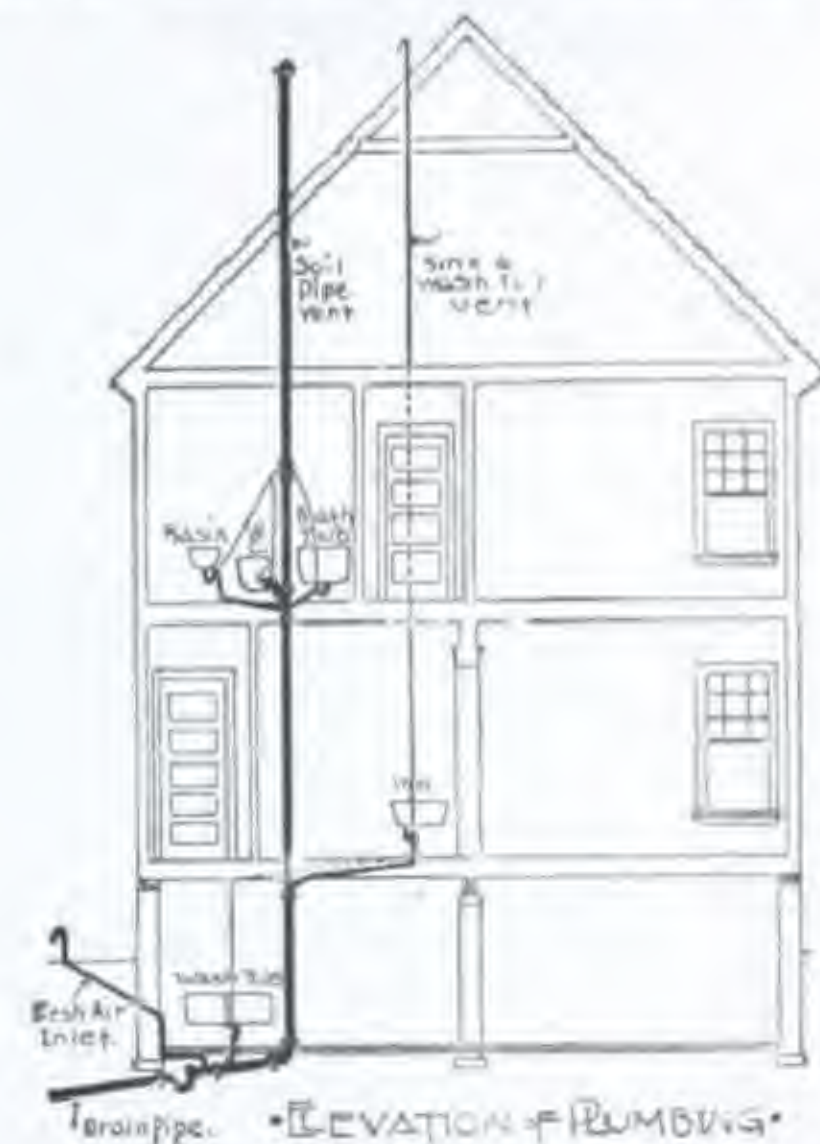
The *Kitchen Sink* is a proverbial source of uncleanness, and is constantly becoming clogged by the accumulation of grease or other solids. The ordinary pot trap is what is commonly used under kitchen sinks, and should always be used where nothing better can be found.

One of the best arrangements is what is called a Flushing Sink. This consists of a large flush pot placed directly under the strainer of the sink. The grease congeals and rises to the top of the water in the flush pot, where it can be easily removed and thrown away, leaving nothing but the clear liquid to run off. This is discharged automatically in large volumes, rushing through the pipes with sufficient force to scour them, and act as a self-cleansing device. A cut of a sink of this type is shown herewith.

In the pantry, where less grease is found, a smaller trap will answer. For pantry use the most desirable style of sink is an All-Porcelain one. The nearness of this sink to the dining-room makes it necessary that it should be made of non-absorbent materials, to always keep it in a perfectly sweet and clean condition. For this purpose there is nothing so perfect as solid porcelain.

The constant grouping and concentrating of fixtures will materially reduce the cost of the work. Avoid a useless multiplication of plumbing fixtures, also locating fixtures in sleeping rooms. Plumbing fixtures, especially water-closets, must always be located in

well lighted and well-ventilated apartments. In small cottages plan the bath-room as nearly as possible over the kitchen, in order to reduce the amount of piping. Numerous and elaborate plumbing appliances are useless and ex-



pensive. The above design is an example of economical and concentrated sanitary plumbing.

The pipes are all exposed so as to be easily accessible in case of leakage. The wash bowls are porcelain with marble slabs, back and sides, and are located in lavatory and bath-room; galvanized iron sink and drain board set on iron legs in pantry; copper boiler in kitchen; two soapstone wash trays in laundry in cellar. The bath-room contains, besides the wash bowl before mentioned, an iron porcelain-lined bath-tub, with hot and cold water supply through combination bath-cocks; also an all-porcelain water-closet with tank, chain pull, etc., complete. All fixtures are trapped and the exposed pipes in the bath-room, including traps, are nickel-plated. The soil pipe runs up through roof for vent pipe above highest fixtures. There is a three-inch fresh air inlet on this line extending up to grade from the point just back of the trap to a point ten feet from house. Sink and wash-tray traps are ventilated separately by two-inch iron pipe extending up above roof. All lead water-service pipes are AA lead pipe.

The above-mentioned plumbing will cost about \$350, and could be cheapened about \$30 by omitting the nickel-plating of pipes in bath room.

Hot-Air Heating and Ventilation.

WHEN a man starts out to build a house, after having settled the question of location, size, price and general style, the most important matter that remains to be decided is the method of heating. The larger proportion of dwellings make use of the air system, and, all things considered, there is none that is more satisfactory. Hot-air furnaces offer very convenient means of communicating warmth to a dwelling of almost any dimensions—its special advantage being that if it is properly managed it constantly brings into the house a large body of fresh air, and so contributes most materially to the ventilation of the building.

This is effected by a furnace placed in the lower portion of the house, which being duly provided with flues and registers, heats and distributes through all parts of the establishment a quantity of fresh air in proportion to the dimensions and capacity of the air chamber in which it is placed. A fundamental point of this system is the supply of pure air to this air chamber, which should be provided by a duct or air passage from that side of the house on which the air is likely to be the most pure. But the objections cited against stoves when made with thin plates of metal without any lining to protect them from becoming red hot apply with equal force to a vast majority of hot-air furnaces now in use. Air delivered from a furnace should never exceed the temperature indicated by 120 degrees Fahrenheit; where the heat reaches 150 degrees to 180 degrees at the point of delivery, the effects are undoubtedly pernicious.

The principal to be attended to in construction of all hot-air furnaces is to generate and communicate the greatest amount of heat with a given quantity of fuel, without producing any change in the breathing property of the air. A common fault is that the water pan is allowed to become empty, so that the heated air has that dry and stuffy quality, of which many people justly complain. But with water constantly evaporating in the furnace, with cold air drawn from outdoors, and with such an arrangement of pipes that every room will receive its due proportion of heat, there is no system more satisfactory for ordinary houses, nor is any more economical—an important consideration.

Many householders urge objections to the hot-air system that at first glance seem to be well founded. They, themselves, have these furnaces and they never tire of recounting their tribulations with them. They say that there are certain rooms in their houses that never get a particle of heat, although they force the furnace so that it eats up coal by the ton and makes the rest of the house unbearable; and often an impression exists that certain pipes and registers will always be favored, and that one or more (generally the one to the north) is bound to go without heat. Such people will at once dispute the assertion that each pipe can be made to draw as well as its fellows, and that every register, properly managed, will throw out its quota of heat.

The one prime fault with most hot-air heaters as that the cold-air box is very much too small. The size of this is generally left to the judgment of the carpenter and builder, and is made small so as not to be in the way. It is simply a physical fact that no more hot air can be sent out of the furnace than cold air goes in. If the cold box has an aperture of five square feet, and the hot-air pipes aggregate ten square feet, it stands to reason that half of the hot-air pipes will be starved. An easy test of the matter is this: Wait until you have a hot fire in



"TUBULAR."

your furnace, and then open all the registers and hold a lighted candle before each one in turn. If there is a down draught through one or more of the registers, the furnace, starved for cold air, is drawing through one of those with the least upward draught in order to discharge it when heated through the others. If your hot-air furnace fails to give satisfaction, and is of a reliable make and in good condition, investigate your cold-air supply first of all; then see that each of the hot-air pipes is taken only from the crown of the furnace; that each pipe has a distinct pitch (the greater the better), and finally, it may be well to cover the pipes with asbestos in order to prevent them from losing heat by radiation. If you have a good furnace to begin with, do not give up until you have mastered the problem and obtained the results you should obtain.

Steam Heating.

THE vast increase in the number of the very large buildings, which is one of the most marked features of modern architecture, has brought many new problems to the builders. There has been a complete revolution in methods of construction. One of the minor ways in which this manifests itself is in the matter of heating. It goes without saying that the old-style hot-air furnace is incapable of any development that would fit it for the sky-scraping structure one now finds on every city block; nor would it suit the huge rambling country houses that have taken the place of the square box-like building that contented our forefathers. The world of the present day is not the world of twenty-five years ago. Steam heating, it is

true, had its origin before these architectural changes had made themselves felt; but it was crude at first, and has developed to its present perfection under the spur of necessity.

With its many early imperfections, steam heating was slow in coming into favor, and there are to-day many worthy persons who hold a rooted aversion to it, based upon unhappy experience. It is not difficult to understand the reason for this when one visits a building equipped with a steam-heating apparatus of a score or more years ago. The temperature is scarcely even bearable, for with the steam turned on the rooms become torrid; if it is turned off they become frigid, and there seems to be no happy medium. Added to this very vital objection, when the steam is first admitted to the radiators, one might as well live in a boiler shop. The thumping and clanging is enough to craze a person of nervous susceptibilities.

In view of the splendid results that are now obtained in steam heating, it is needless to say that these faults are not due to the system, but to the ignorant application of it. Where the heat cannot be properly and perfectly regulated there has been no scientific adjustment of heating surface to the cubic dimensions of the room. In many buildings that have been equipped with the apparatus, subsequent to their erection, there are hundreds of feet of steam pipe exposed, because it was impossible to carry them from floor to floor and from room to room within the walls. The radiators themselves have sufficient heating surface, while the steam pipes are responsible for the overheating. The architect of to-day settles this difficulty in his plans. If

the matter is left to him, steam heating becomes a delight to the householder, as it gives sure and equable temperature in the utmost extreme weather, and at a minimum of cost for fuel.

The thumping in the radiators, which forms a prime objection to the system in the mind of those who remember the experimental stage of steam heating, is entirely obviated by the use of improved apparatus. It is caused, of course, by the condensing of steam in the radiators, and when this water is properly conducted back into the boiler, the system is as noiseless as hot-air or hot-water heating.

Hot-Water Heating.

SCARCELY a day goes by that does not witness some new application of electricity to the needs of mankind. By common consent the present is called the "Age of Electricity," and so it may not be too much to expect that very shortly this most powerful, but still least understood of natural forces will be utilized to heat our houses as well as to light them.* There has already been a limited application of electricity to heating purposes in some trolley cars, and electric cooking stoves have been made and used. But all of this has not yet passed the experimental stage.

With the above exceptions in mind, what may be called the latest of heating apparatus is that which makes use of hot water or a combination of hot water and hot air. The use of hot water in one form or another to raise the temperature of a room is by no means new. Many years ago every improved conservatory or green house was equipped with large open troughs in which hot water circulated; later, the troughs were supplanted by large iron pipes, and this system still remains as the best for the purpose. But it was manifestly impossible to use such an apparatus for a dwelling, and only in comparatively recent years has the hot-water system been perfected by the substitution of radiators for troughs and pipe of large diameter.

Hot-water heating for dwellings has some prominent advantages that have done much to establish it firmly in favor. It is the safest, for one thing, and it provides the most equable temperature, as it can be carried a long distance horizontally. It is very easily regulated, and the matter of attendance is reduced to a minimum, which is no small consideration. There is no circulation of dust, which is the inevitable concomitant of hot-air heating. To get the very best results a hot-water plant should be installed in a new house, planned with this in view. Hot-water heating is estimated to require one-fourth more radiating surface than steam, and of necessity there must be more and larger radiators; these can be placed where they will not be obtrusive. They can be adjusted beneath the windows and encased, and arrangements can be made for the passage of a current of fresh air over the radiators, thus contributing admirably toward the ventilators of the house. The very latest application of hot water to heating is in combination with hot air, and in many ways this is the most perfect system of all. Both sources of heat are in the same furnace, which need be no larger than if either system was used by itself. The furnace is like the ordinary hot air furnace, except that a hot water drum occupies the central part of the dome.

Those rooms that can easily be reached by a direct current of hot air are heated by registers, while those further away from the furnace are equipped with radiators. This system is particularly well adapted for large and rambling country houses, which from the very nature of their construction, can never be thoroughly heated by hot air alone. In so far as the consumption of fuel is concerned, the combination system is as economical as any other; perhaps, indeed, a greater amount of heat can be obtained from a fire of the same size. With proper care on the part of architects in arranging inlet ducts for fresh air to accelerate the draught, any desirable degree of ventilation may be secured. Such arrangements should, however, be studied in advance, from principal elements in the design of a building, instead of being wholly subordinated (as is commonly the custom) to less important architectural features.

HINTS ON THE MANAGEMENT OF STEAM RADIATORS.

1. In letting the steam into radiator open the valve wide, never partly. If in mild weather open the cock just enough to hear the air hiss slightly.
2. In shutting off the steam, shut the valve tight; never leave it partly shut, as then the steam condenses in the radiator and fills it with water, and consequently diminishes the water in your boiler.
3. If the water is out of the glass tube, never under any circumstances turn on cold water into the boiler, but dump the fire or throw on ashes (the latter is best), closing the draft and leave the boiler to itself until it gets cold, or nearly so; then let in the water gradually until it is within an inch or so of its proper height, then if you do not discover any leaks, build a fire and feel satisfied that your boiler is all right.
4. Never feel alarmed if the steam is escaping from the safety-valve, but see if the draft is shut, if it is let the steam into one or two radiators, then if it does not stop put on more coal or let in more water slowly if it has not fallen below the glass tube.
5. Try the safety-valve occasionally to see if it works properly.

THE CARE OF BOILERS IN COLD WEATHER.

During very hard frost kitchen and other boilers burst and cause accidents and other troubles, therefore these should be looked to as a first consideration. Boilers should be kept at work during hard frost, because by so doing you prevent the formation of ice in the pipes connected with them while you also keep the cold out of the adjacent part of the house. If water runs freely at the "hot" tap all is well, but if these taps fail to run, the only safe way is to put out the fire and call in a competent man to inspect. Never allow hot-water pipes or the pipes that feed them to be where they can freeze. If once the frost gets holds of hot-water pipes they burst and become useless, perhaps for weeks, just at the time when they should be specially useful. During and after a frost it often happens that it is simply impossible to get the pipes repaired for weeks. The household suffers accordingly. Hence the importance of doing all that is possible to prevent accidents.

* Mr. Dowling, in the *London Electrical Review*, says he believes it will soon be a rarity to find a house where electricity is used at all in which at least some form of electric heating apparatus is not to be found. There are signs that before long electricity will be cheap enough for use in many ways at present out of the question.



PORTABLE RANGE.

A horizontal boiler is convenient with this style of range when the kitchen is small.

walls. The radiators themselves have sufficient heating surface, while the steam pipes are responsible for the overheating. The architect of to-day settles this difficulty in his plans. If

A Model Kitchen.

By MARIA PARLOA.

(Republished by Request.)

THE size of the kitchen is an important matter. Although the room should be spacious enough to contain sink, range, table, dresser and chairs, and to give ample opportunity for free movements, it should not be so large as to oblige one to make many steps to and from sink, table, range or pantry. A good size is 15x17.

The ventilation is a prominent factor of the comfort of not only those who work in the kitchen, but of the entire household. If the room lack good ventilation, the strength of those who work in it will become exhausted sooner than it should, and they will become unnecessarily irritated. Besides, the odors of cooking, which should pass to the open air, will instead escape to all parts of the house.

Every part of the kitchen, pantry and closet, except the ceiling, should be finished in such a way that it may be washed. Nothing is better for the flooring than hard wood. If the floors are to be covered, no better material than lignum can be used. It is soft, clean and durable. Oilcloth is very cold and is the cause of a great deal of rheumatism.

It is well to have the woodwork such as to require oiling only, and the walls should be painted a rather light color. When possible, the walls about the sink, tables and range should be tiled. Tiles seem to be rather expensive at the outset, but in the long run it is true economy to use them, as they will last as long as the house. They may be easily kept bright and clean. The time will come when few people will think of finishing a kitchen without them. The English or Dutch tiles should be used, and blue and white should predominate.

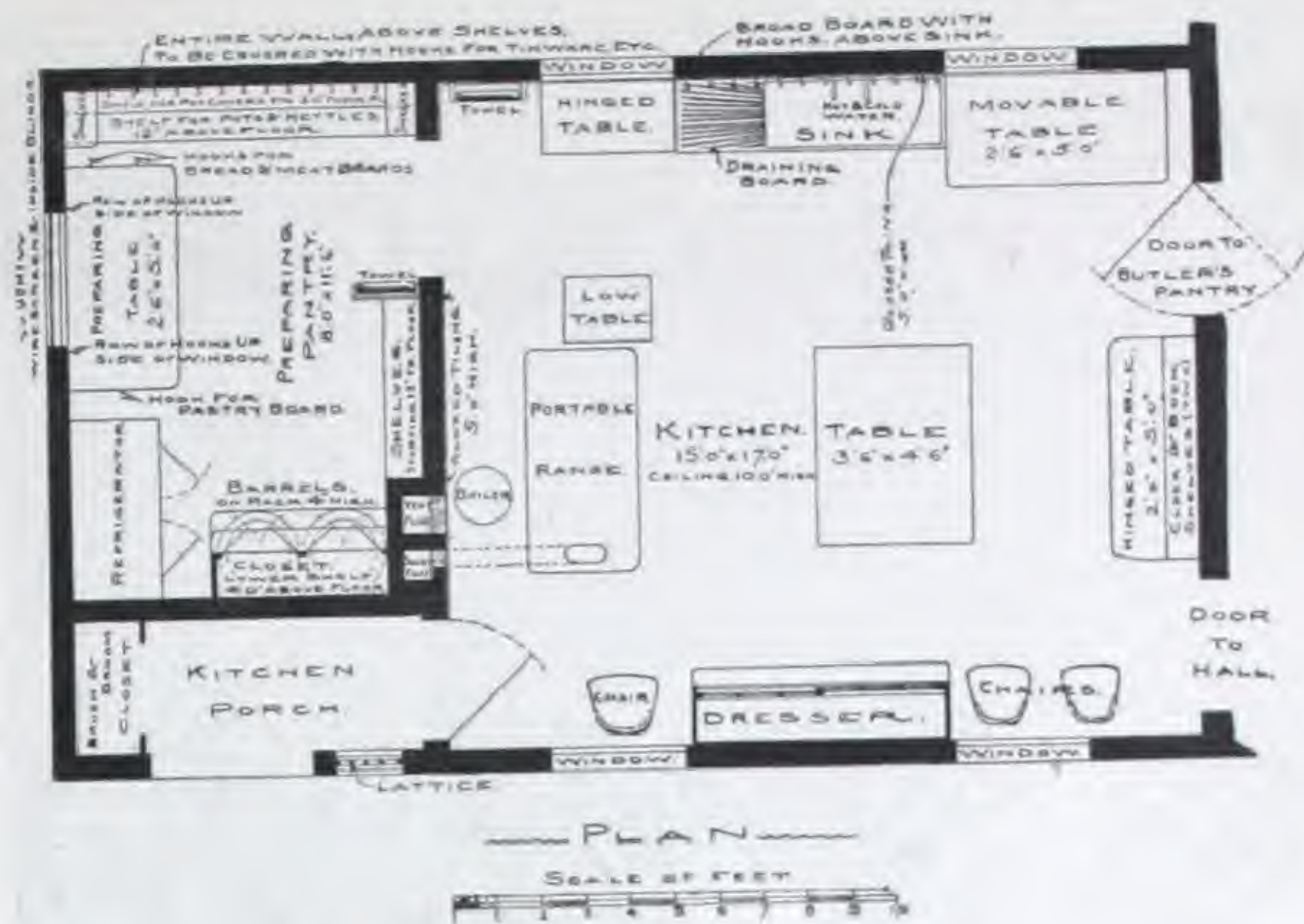
Lack of such room is a drawback met with in most kitchens. There ought to be an abundance of such room, so that when a meal is being prepared or served there need be no crowding or confusion, and it may be obtained by having two or three swinging tables in the room. When they are not in use they may be dropped.

The sink should be large—there is nothing better than iron—with a sloping and grooved shelf at one end, on which to drain dishes. It should not be enclosed. Every dark, enclosed place in a kitchen is a source of temptation to the slovenly. Let the light reach every part of the room. At the right hand of the sink have a long, narrow table containing two drawers for towels. Unless the walls above, below and at the sides of the sink be tiled, they should be finished with hard wood. If tiles be used, have a broad capping of hard wood extend across the upper edge of the top row, in which to put hooks for various small utensils that are in frequent use about the sink. Under the sink have more hooks for dish-pans, dish-cloth, etc.

In the center of the kitchen, have another table about 3½ x 4½ feet. This should contain a drawer for knives, forks, spoons and other utensils that are in frequent use in that part of the kitchen. Have a small table, also, about the height of the range. This is for use as a resting place for utensils used when griddle-cakes, omelets, waffles, etc., are made. When not in use it may be moved aside. Between the door to the hall and that to the china closet have a swinging table or a settee table; the latter being that kind which serves as a seat when not in use for ironing or other purposes. Above the table have two shelves for cook-books and other books, and a clock.

A portable range can be so placed that it will be possible to walk all around it. It can be run with about half the quantity of coal required for a set range. It responds quickly to the opening or shutting off of a draught. One's feet do not become heated by standing near it. There are no dark corners. It does away with the necessity of much lifting of heavy utensils. And it can be so managed that there shall be a hot oven at any time of the day.

Convenient to the range and sink there should be a large pantry—about 12 ft. x 8 ft. The window should have a wire screen and inside blinds. A large strong table, with two drawers, should be placed before this window. Have hooks on the ends of the table on which to hang the pastry-board, the board on which cold meats are cut, and that on which bread and cake are cut. The rolling-pin, cutters, knives and various small utensils may be kept in one drawer, and spices, flavoring extracts, baking-powders, etc., in the other.



The wall at one end of the room should be covered with hooks on which to hang sauce-pans and other utensils. About one foot from the floor there should be a strong, broad shelf, on which to place heavy pots and kettles. Two feet above it there should be a narrow shelf for the covers of the pots and saucepans. By this arrangement all of these utensils may be kept together and always in sight, and no time need be lost in searching for any of the articles.

A number of shelves may be placed between the window and this end of the room, on which to keep materials used very frequently, such as sugar, salt, rice, tapioca, etc.

In the frame of the window, but within easy reach, put hooks, on which to hang spoons and an egg-beater.

At the lower end of the room have wall-closets built about four feet from the floor. The shelves within them should be about twenty inches wide and the doors should be supplied with locks. Under the closets have a strong rack, four inches high, on which to keep barrels. The rack secures a free circulation of air under the barrels, thus keeping their contents sweet.

On one side, running the length of the room, have shelves, beginning a foot from the floor and running as high as the top of the wall-closets. On the lower shelves may be kept buckets and jugs, while the upper ones will accommodate mixing bowls, measuring cups, baking and mixing pans, and, indeed, all of the utensils for which space has not already been provided.

At the end of this row of shelves have a place for a towel, so as to avoid the trouble of going to the kitchen whenever the hands require wiping.

With this arrangement of the kitchen and pantry the cooking and the washing of dishes can be done in a small space, steps and time can be saved, and half of the kitchen will generally be unused and ready for the servants' table or any other purpose. The points kept in view throughout are—concentration of work, good light and ventilation, ample table room, cleanliness, and the giving of an attractive appearance.

It is understood that there is a cellar or cold room convenient to the kitchen.

Decorating and Furnishing.

WITH HINTS AND SUGGESTIONS ON COLOR TONES FOR WALLS AND CEILINGS.

NOTE.—We show in this article interiors—which in themselves give the idea, complete, of each particular use of the separate rooms. The design, the wall decoration, grillework, potière hangings, furnishing, etc., etc. We commend them to the reader as being worthy of minute, detailed study.

THE term "Decoration," as defined by Webster, signifies, "to deck with that which is becoming, ornamental, to adorn, to beautify, to embellish." Therefore, under this head, should be included all branches of art, whether in plastique or color; the art of the sculptor and architect, as well as that of the painter and decorator.

The treatment of inside wall surfaces is a very interesting portion of the decorator's business. The main object of decorating is to have our rooms bright and cheerful. All ornamentation should fulfill its purpose in a simple and direct way. It need not necessarily be expensive, but success depends upon our ability to carry out artistic conceptions, and at the same time keep in view that utilitarian perfection and decorative beauty are not antagonistic. The painter and the sculptor should work in conjunction and in harmony with the architect. The true artist follows out what he knows to be right lines in decoration, and almost invariably what he does is so thoroughly good that he can count upon the endorsement of it, not only by his patron but by all who see it.

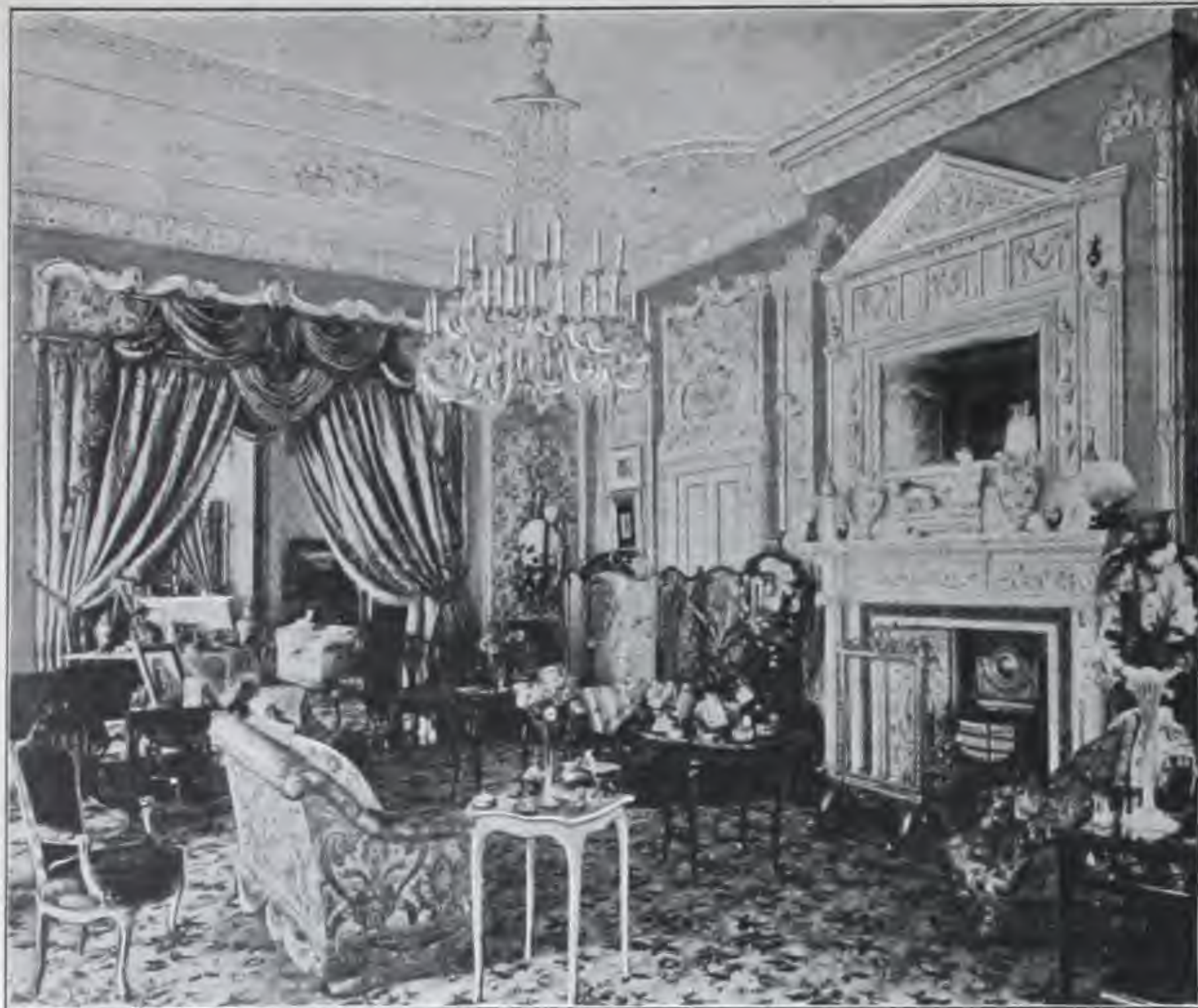
In the way of decoration, the passing of the style of ornamental plaster work is a matter for congratulation. A simple center piece for the chandelier in a large room is permissible, but artificial filaments virtually kill one's furniture, no matter how handsome they are. There is less need for warnings in regard to over-ornamentation at this time, inasmuch as popular taste is steadily moving in the direction of rich and simple effects.

In decoration, whether it be done by painting, papering or any other method, the exercise of judgment and good taste are absolutely necessary. A definite plan should be thought out and kept steadily in view. For lack of this a handsome room is often spoiled by the lack of harmony in colors, of walls and furniture. On the other hand, by proper attention and care we may conceal or at least diminish the defects of a poor one. One great fault in the coloring of rooms is where there is no particular fixed tone, that is, where part of the furniture is chosen without reference to the rest, and the painting and papering done without reference to either.

Every decorator of experience knows that colors get their tone and value from the position which they occupy and the colors they keep company with. They are also largely affected by the light and aspect, a dull light requires brighter colors than a strong one. For a room facing north or northwest, the colors should be bright and warm. For a southern room, blue green or cool browns would be comfortable. The drawing room being used more in the evening than at any other time, should be light and delicate, so as to light up well. For dining room dull reds and russet browns for general color, or vermilion and gold, with which could be used quiet tones of blue and volume. Rich colors should always be used in dining and reception rooms, and light tones in bedrooms. One of the most noted departures from the old method of wall decorations is the doing away with the plaster cornice which is well, from a sanitary point of view, as they only gathered dust and dirt, and consequently were a menace to health. The modern method of paper hanging covers the break between the ceiling and side walls, and furnishes an artistic substitute for the old-time cornices. There are three methods commonly used for covering and decorating wall spaces—plain color in paint distemper, burlaps, or paper; patterns in paper, textile fabrics, or paint and paneling. The first method is employed where the broad effect is of more consequence than the careful



RECEPTION ROOM OFF HALL.



DRAWING-ROOM AND BACK PARLOR.

consideration of minute detail, and answers the purpose if we use a moderate amount of judgment as to color. But, unfortunately, it is in rare exceptions only that we find walls of suitable tones. Those most usually used are pale green and yellowish drab, which do not always make a good background for our pictures and furniture. Although not many colors are fit for the purpose, there are a few, however, that give very pleasing effects and harmonize well if we select them with reference to the effect they will have on their surroundings. We may have a solid red, described as a deep pink, but toned with yellow and blue; a light orange pink, yellowish brown. Then there are tints of green from pure pale to deepish gray. Also tints of pure pale blue from a greenish to grayish. Such colors can be made to form a good background for pictures, but otherwise lack variety and are monotonous.

A comparatively recent style of wall paper called "ingrain paper" has done much to improve the tone and do away with monotonous effect of paper with no design. It appears in soft and pleasant tints, produced by the mixture of two different colored pulps closely together, so that they apparently form one tint. It is the result of juxtaposition of particles blending rather than the union of them, the eye performing the blending. The effect is pleasing and harmonious at the same time. They are to all intents and purposes a plain surface and consequently make a good background for pictures. An important factor in the selection of wall paper is the bric-a-brac that is to be hung upon it. Papers that have a good deal of gilt in them tend to detract from, and, in some instances, almost to kill the picture placed against them. Therefore, if one has many pictures and other wall decorations, he should select a neutral-tinted, unobtrusive paper; but if there is a lack of such things, the paper should be one of those that seem, as many of the new ones do, to help in the furnishing. Fortunately the wall papers of the present day imitate so closely the work of the decorative painter that the homes of the moderately rich and the millionaire are not so far apart in artistic conception. The latest fad is in decorating a room without a frieze; the effect is to make the ceiling appear higher but at the expense of the beauty of the room. Nothing in wall decorations is as effective as the plain wall or one that is very sparingly covered by decoration, with a frieze of generous proportions and splendid color. The ceiling should also have its border, but not so wide as that of the frieze. Stenciling or painting is the most effective, if the decorator is expert enough to design a special border with graceful lines and considerable scrollage in the corners.

A room may be said to be properly papered when the effect produced upon the occupant is restful, and improperly when he feels the interior is alive with motion. It is to wall paper that we owe a great part of the disturbing and mistaken decorations of our rooms; the most of it is too demonstrative, too insistent. No bright color should predominate. There should be a general diffusion of color instead of violent separation of it, and the tints should be soft enough to melt into each other. It would be impossible for us in this paper to go into the subject of designs of wall paper, although undoubtedly the character of the design has much to do with the effect upon the mind and eye. In selecting your paper do not make selections from too small a portion, but have several breadths of the same paper laid side by side.



DUTCH COLONIAL DINING ROOM.

In this way you get a very good idea of what the finished work will look like. Shun the strongly colored and strongly printed. And be careful of going to the other extreme—lack of variety. Keeping these points in view you cannot fail to have your room papered in the best possible taste.

Now when the modern heating appliances give an even temperature to the whole house we no longer need tight-fitting doors to inside rooms; portières are in every way preferable to doors for use between connecting rooms.

Aesthetically considered, they supply much needed color and beauty. They are in themselves highly decorative, and if they have no other value this should commend them to people of taste and refinement. From an economical standpoint it is sufficient to say they are cheaper than good doors, and if rightly handled they give an individuality to the room which is invaluable.

FINISH OF WOOD—INTERIOR TRIM.

The staining of wood is oftentimes necessary when we use whitewood or pine trim to relieve the monotonous or commonplace look which so much woodwork of one color is apt to produce. For a dining-room mahogany makes a rich color. Cherry for parlor and bedrooms is appropriate and harmonizes with most any furniture. Oak stain looks well if the wood has



LIBRARY.



SMOKING ROOM.

(Dome may have lights introduced for Billiard Room.)

a well-marked grain; when this is not the case, or if the woodwork has been painted, we will find it necessary to call the grainer to our assistance. Cherry was a very popular color for interior finish in the line of graining some years ago, and is still imitated to quite an extent in the rural districts. A combination of cherry and oak is a very harmonious and rich finish and relieves the monotony of a continuous color. Walnut has kept pace, side by side, with cherry and oak for the past quarter of a century. The kitchens are generally done in oak or maple. The halls and front doors in walnut, the parlor in white. It is impossible for us to give any set rules in regard to color for the painting of interior woodwork. You must use your individual judgment, and most of us possess sufficient knowledge, obtained by experience, to choose wisely with a few suggestions from the architect and painter.

FURNISHING.

The reader may be struck with the absence of uniformity in style in the illustrations given of interiors. These are simply keynotes, *i. e.*, each interior will instantly suggest to the reader a scheme for the entire house, not a style for a particular room. For instance, the Dutch Colonial dining-room interior is not chosen from the same residence as the parlors, but suggests a broad hall with a fireplace, having mantel, etc., and the Dutch Colonial idea throughout.

The parlor furnishing should be as light as possible, for unless the drawing-rooms are of unusual size, over-upholstered furniture forces itself upon one and cheapens the whole, however expensive material may be used.

The dining-room furniture should be as simple and massive in design as possible—an arm chair for the head of the house only. Still other objects of beauty and utility are the ornamental chests of the East. The housewife is always looking for room in which to put away things—the silver, magazines, papers, table linen or things to be mended. It is so all over the world, East as well as West, but in the East they satisfy the want with chests, which appeal to the eye, as well as serve as receptacles for whatever may be desired. Some of the more expensive are of beautifully carved wood.

The library furniture should be comfortable and of strong material to stand wear, for in most houses the library is the practical living room in the evening, when all the family are gathered together. Therefore, leather covering for the couch is in order, and it even would be sensible to have leather used entirely in rockers and smaller chairs. The table should be of good, generous proportions and preferably of oak, with a few drawers.

Over ornamental bedroom sets are not in taste. Simplicity in design is always correct, the Empire style being the best example. Preferable to the bureau is a ladies' dressing table in the style of Louis Quinze, with a combination chiffonier and shaving case for the gentleman.

In all furniture avoid sets. Odd pieces rest the eye. Deliver us forever from the old style of hair-covered sets of parlor furniture.

How often the purchaser of furniture is bewildered by a large assortment of every style and finish. His ideas become confused, style and ultimate effect are disregarded, and in the greater number of cases he is displeased with his purchases when placed in his house. It is much better to select a cabinet maker who understands designing and construction, placing confidence in his skill, and advise with him in regard to the selection. The cost will be less and the pleasing effect such as cannot be described, but which is produced by the impress of correctness.

PORTIERES.

In portières, change the color for each opening, even if in the same room, unless an entire color scheme is carried throughout the room in decoration and furniture. Half the artistic effect of an apartment depends upon its portières, and so it behooves the wise woman to look well to the selection of her draperies. In buying portières it is not so much a question of money as of good taste. Some of the inexpensive denims answer the purpose quite as well as more costly material. It can be obtained in quite a number of colors; blue, green, etc. By using the right side for the curtain and the reverse side for a border a very pretty effect is obtained. In many of the new fabrics for portières changeable effects are seen. A new material called satin lambell shows the two-toned effect. This fabric is much like damask, but it has a wide border and dado, with a design in detached figures in the center. It may be bought in a variety of soft shades. In dull rose and reseda green it is most effective. Damask will be much used for portières for the parlor, and also embroidered silk velours.

As for the beautiful liberty velvets, they are more in fashion than ever. Dark grounds are used with large designs in lighter shades.

A material which looks much like the dress fabric called Bedford cord will be much used for inexpensive portières. Many of the old-style shawls make very handsome hangings, their soft texture drapes well and in many cases their colors are exquisite.

"Painting and Decorating" calls attention to a cottage at one of the seaside resorts that shows some very original and artistic effects in its decoration, all of which were the idea of the mistress of the house. The large, square sitting hall has a wide dado made of closely-woven China matting, of the undyed straw color. Above this comes a deep, flat, whitewood board, capped with a narrow, projecting molding that serves as a chair rail. On the flat portion has been painted in a dashy, sketchy style, sprigs of flowers, wild roses and sweet peas, the background being devoid of paint. The same method has been followed in decorating the frieze, which is a whitewood board about fifteen inches deep, only here the sketches showed seaweed, with fishes, crabs and like denizens of the briny deep. Between the dado cap and the frieze, the wall was hung with unbleached crash toweling that gave a pleasing background for some colored prints of yachting scenes. The ceiling was made with unvarnished whitewood beams some three feet apart, the space between being filled with coarse, white duck. For curtains, ordinary unbleached Turkish toweling had been used. This is heavy enough to hang in graceful folds, but needs to be washed before it is used for this purpose, in order to get the stiffness out of it. Over the wide doors, and at the archway in front of the recessed open fireplace, fish nets were hung in long sweeping folds, held back by narrow hemp ropes. The woodwork, other than that which has been mentioned, was white pine finished in the natural color, and rubbed to a dull gloss.

The dining-room in the same house has been papered with the ordinary coarse brown wrapping paper, such as is used by butchers, and it is surprising how effective this is when placed upon the wall. On this an upper third decoration has been stenciled in a yellow brown distemper color, the pattern being a bold and unconventional one, with suggestions of foliage and flying ribbons. This room has a deep wainscot of narrow yellow pine boards that have been stained a yellow brown before varnishing. On the walls hang a number of old Delft blue and white plaques and panels, and the wide fireplace is bordered with pictured tiles in blue and white. Green denim has been used for the curtains, with embroidered lines in a flowing pattern of white cordwork on them. The floor has been covered with Louisiana homespun in the same shade as the curtains, over which is spread a rug, in which similar color-tones predominate. The furniture is all oak, finished in forest green. The various colors that enter into the room have all been so carefully chosen as to their shade that they form a very pleasing harmony, which can hardly be appreciated by any description that can be given in words.

A very charming dining-room has the walls paneled with a new material upon the gilded background of which ornaments of dull green foliage and red flowers of bold design appear in low relief. The whole is lacquered, giving it a peculiar brilliancy. The frieze is of the same material, in a dull shade of terra cotta, while all the woodwork has been enameled Venetian red. The furniture is fumigated oak, with dull red coverings for the chairs. The hangings are dull red with figures woven in gold thread, and the floor is covered with an Oriental rug in which red is the predominant color. The broad chimney piece is finished with a border of gold glass mosaic, in small oblong pieces, round a fireplace frame of dull copper.

There's a quaint bedroom in an uptown flat that would afford many suggestions to the decorator. The furniture has been made in imitation of some of the old German models, those stiff and curious patterns that are to be found in the houses of the peasantry. In one corner is a great clothes press or wardrobe, severely plain as to its outlines, yet richly decorated by the art of the painter. Like all the rest of the furniture, it has been painted a dull blue green. Down the jam casings of the doors and over the top of them run panels, outlined with red lines and ornamented with conventional foliage, in the stiff German style; queer bushes with green leaves and red flowers having yellow centers, growing in formal fashion out of yellow flower pots. On each door is one large panel, surrounded by a broad band of yellow, outside of which are a few floral ornaments. In the center of each of these panels is another diamond shaped panel, on which a floral design in red, green and yellow appears on the white ground. The chairs have fantastic backs, pierced with horn-shaped opening, and painted in the same queer floral patterns. But most wonderful of all is the bed, with the Cupid's head surmounting a bow and quiver flanked by great red roses that looks down upon the occupant from the headboard; while on the footboard is a wonderful painted panel with flowers and scrolls upon which allegorical sentences are painted in grotesque lettering. The walls of this room are hung with a paper that reproduces the effect of old German tapestry, and altogether the whole room looks as though it had been transported bodily from the Fatherland.

In a charming little apartment in a suburban house a very pretty effect has been obtained by using a French striped paper, green and white in vertical stripes about two inches wide, for a space of about twenty inches above the white baseboard, and for the same distance below the narrow plaster cornice, in order to form a frieze. The intermediate portion of the wall is hung with a bright floral paper, in a pattern that covers the white background very fully with its pink roses and green leaves. The divisions of the wall space are further accented by very narrow green and white moldings, the upper one serving as the picture rail. On the floor is a Byzantine rug in shades of green and white, and the drapery also is a green and white striped effect. Quite in keeping with the whole thing is the furniture of green wicker-work, upholstered with a figured material which carries out the same idea of green and white.

For the tall dado, quite four feet high, a dark green paper has been chosen that resembles a coarse herring-bone pattern burlap. Then above the narrow shelf molding the wall is hung with an Oriental paper, looking for all the world like a Daghestan rug, and containing the same rich colorings. In one corner of the room a low divan is heaped with cushions covered with bright colors, and on the floor is a rich-hued Persian rug. Low tabourets hold beaten brass tobacco jars and quaint bits of Eastern pottery. At the doors and the broad window hang Bagdad curtains, their bright colors being quite in key with the general scheme of the apartment, which is altogether one of the most attractive little smoking and lounging rooms I have ever seen.



DINING-ROOM ON THE ORDER OF LOUIS XV.



BEDROOM WITH UPHOLSTERED WALLS AND CEILINGS.

Landscape Gardening.

THE architect's best endeavors are lost, if, when a house is completed, its grounds are neglected. It should be the desire of everyone to make their place attractive to other eyes, and, therefore, a source of pride to the possessor. We are pleased to see a great awakening on the subject lately, and that the prospect for its general advancement is continually brightening.

"The term landscape gardening is misapplied when used in connection with the improvement of a few rods of ground, and we disavow any claim to treat of landscape gardening on any scale greater than may be considered good, or, rather, decorative gardening around suburban homes, and which renders the dwelling the central interest of a picture."

The late Andrew Jackson Downing, speaking of landscape gardening in connection with decorative gardening adapted to small grounds, says:

"But if landscape gardening in its proper sense may not be applied to the embellishment of the smallest cottage residence in the country, its principles may be studied with advantage even by him who has only five trees to plant for ornament, and we hope no one will think his grounds too small not to feel willing to add something to the general amount of beauty in the country. If the possessor of the cottage acre would embellish in accordance with propriety, he must not, as we have sometimes seen, render the whole ridiculous by aiming at ambitious and costly embellishments, but rather seek to delight us by the good taste evinced in the tasteful simplicity of the whole arrangement. And if the proprietors of our country villas in their improvements are more likely to run into any one error than another, we fear it will be too great a desire for display—too many vases, temples and seats, and too little purity and simplicity of general effect."

Among the hundreds of householders in the United States the larger proportion desire around their homes the greatest amount of beauty which their means will enable them to maintain and the minimum of expense and care that will secure it. Happily for the American our soils are so well adapted for the growth of vegetation in all its varieties that there are but few localities which do not afford tolerable facilities for the exercise of all the taste which one may wish to indulge in the cultivation of the garden, as well as in the planting of trees and shrubbery, and the proper arrangement of these is as equal in importance to an agreeable dwelling, as the arrangement of the house itself.

In laying out grounds, where to place the gateway and road that gives access to the residence becomes the first and most important question to determine, and is to be decided principally by the direction of daily travel over them. They should always be in the direction that the family go oftenest, and should be laid out so as to connect most conveniently the street or streets with the entrance doors of the dwelling and outbuildings. Secondly, the approach to the building (if there is a carriage road) demands that the best view shall not only embrace the main front, but also one of the adjacent ends of the building, thus giving a just impression of its character and magnitude. We would not advise having any carriage way to the front entrance of a house unless the distance is from eighty to one hundred feet between the steps and the street, and on a lot at least one hundred and fifty feet wide.

A perfectly level surface is of all descriptions of grounds the most difficult to deal with artistically. The most that can be done with it at a moderate rate of expense is planting trees and creating gentle undulations, which may appear natural, or terracing. Ground which rises from the street so that the house stands three or four feet above the road level is a good form of surface, as in this case the lawn and whatever is planted appear to much better advantage. As no two building lots are often exactly alike in any respect, but differ in size, form, elevation and shape, it is therefore improbable that either of the plans here presented will precisely suit any one's wants, but that their careful examination and comparison will be of service in planning houses and laying out lots of a similar character we earnestly hope.

A competent landscape gardener should always be consulted in laying out the grounds of an extensive villa.

The experience acquired by actual practice is necessary in the execution of any design or leading idea that may be conceived by the proprietor.

Thousands of beautiful designs (on paper) are devoid of beauty in execution for want of a little tact and judgment in those who execute them.

This plan represents a large mansion on a lot 208 feet square. The foot path, $3\frac{1}{2}$ feet wide, leads direct from gateway to steps in front of the house, thence around the south side to steps on side veranda, from there to rear entrance, and so on to stables and carriage house. The carriage road, ten feet wide, is the most direct and simple that can be made, only having the curves that are absolutely necessary (which is in accordance with the rule laid down by Mr. Downing) and leads directly to porte cochere, beyond which there is a turnway, and from that leads directly to the stable.

The front of the lot is 208 feet, and has a lodge on the extreme southeast corner. The gateway to foot path and road, with hedge of American holly and three elm trees, complete the front. The residence stands 80 feet from the street on an elevation five feet above the street line. The south side and front is terraced to meet the lawn on a level with the road. On the east side the slope is graded to the street line, and along the road to the stable is a row of elms. In the lawn on the east side we have a fountain, and on the west a summer

house. The back part of the lot on the east side has a tennis court; on the west, stable, carriage and poultry house; between them there is a grapery, with southern exposure. Trees on the ground, with the exception of those on the drive, are fruit trees.

For a Small Town Lot.

We have here an inside lot of 50 feet front, occupied to the depth of 100 feet by the house, walks and ground embellishments; also tool house on extreme end of lot. The kitchen garden is back of the grape trellis, which should be of an ornamental character. The lot is supposed to have no desirable ground connections with the adjoining lots, yet not so disagreeably surrounded as to make it necessary to shut out by trees and shrubs the outlook over the fences, from the side windows of the bay.

The house stands 18 feet from the street. There is a straight path 8 feet wide direct from street to steps of veranda, and $3\frac{1}{2}$ feet wide from there to tool house at rear of lot. In naming the trees intended for this place it must not be supposed that other selections equally as good or better may not be named by any good gardener.

On the front of lot we have four hemlocks, A, planted two feet from walk and fence.

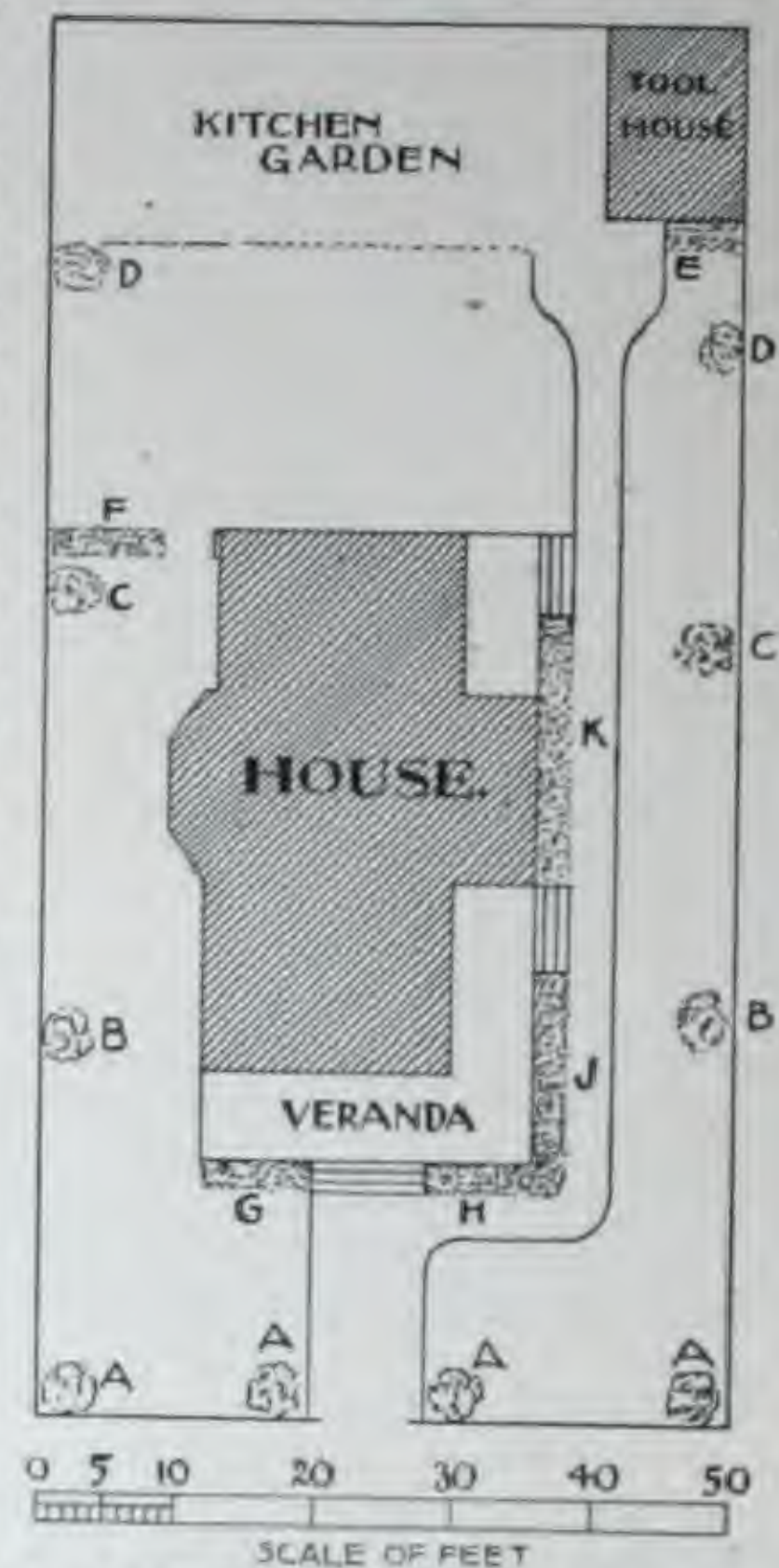
BB. Dwarf hemlocks.

CC. Irish junipers.

DD. Arbor vitæ.

The position of flower beds should be near the house and in view of the most frequented rooms. We have placed them in front and at side of veranda. They should not be crowded nor huddled up, but have plenty of breathing room.

In variety we need scarcely recommend what may be most desirable. Every one has his own fancies. We merely suggest that G and H be choice perennials; J, Japan lilies; K, tulips or other early flowers.

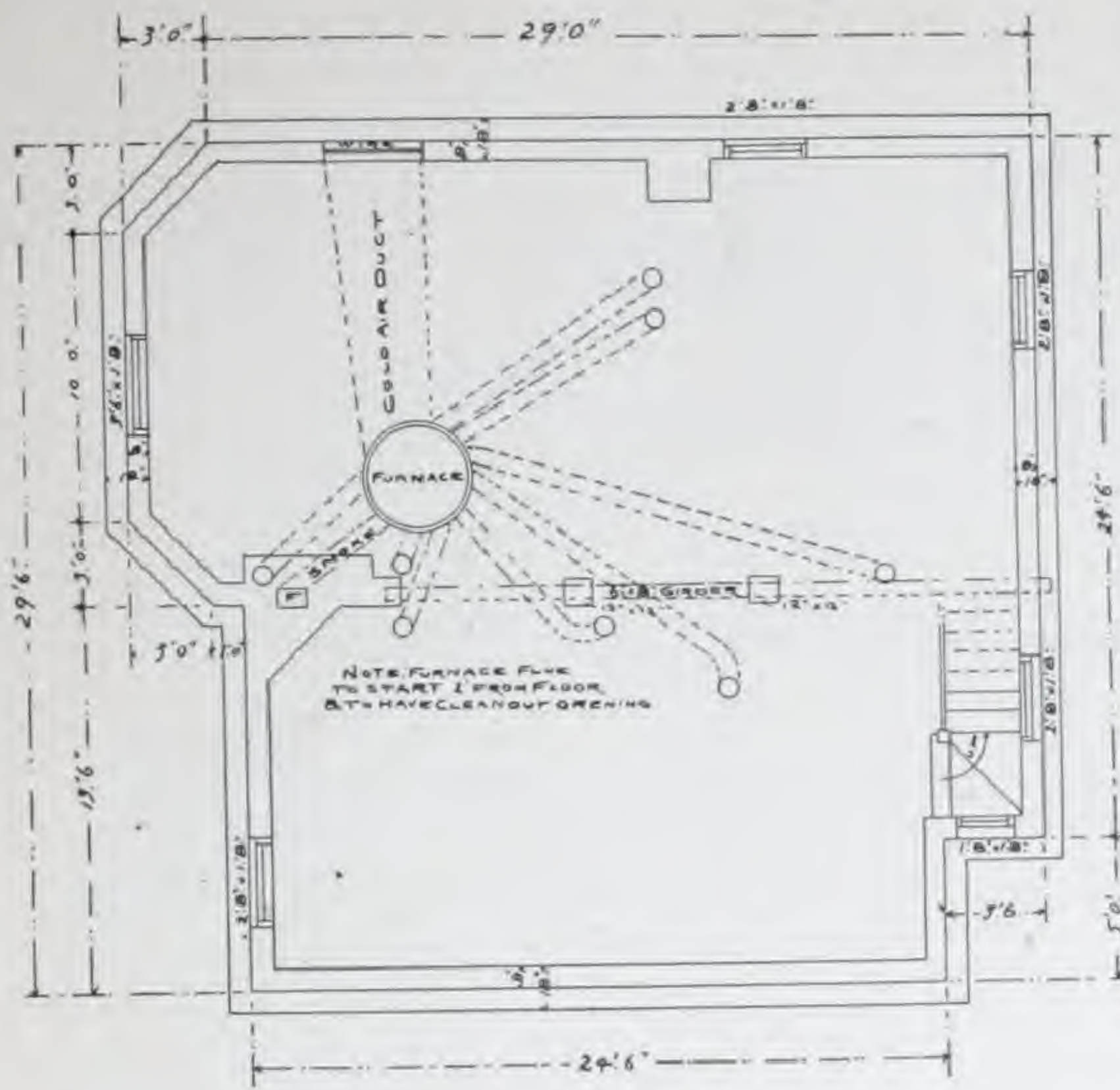


Working Plans, Specifications, Details and Bill of Materials.



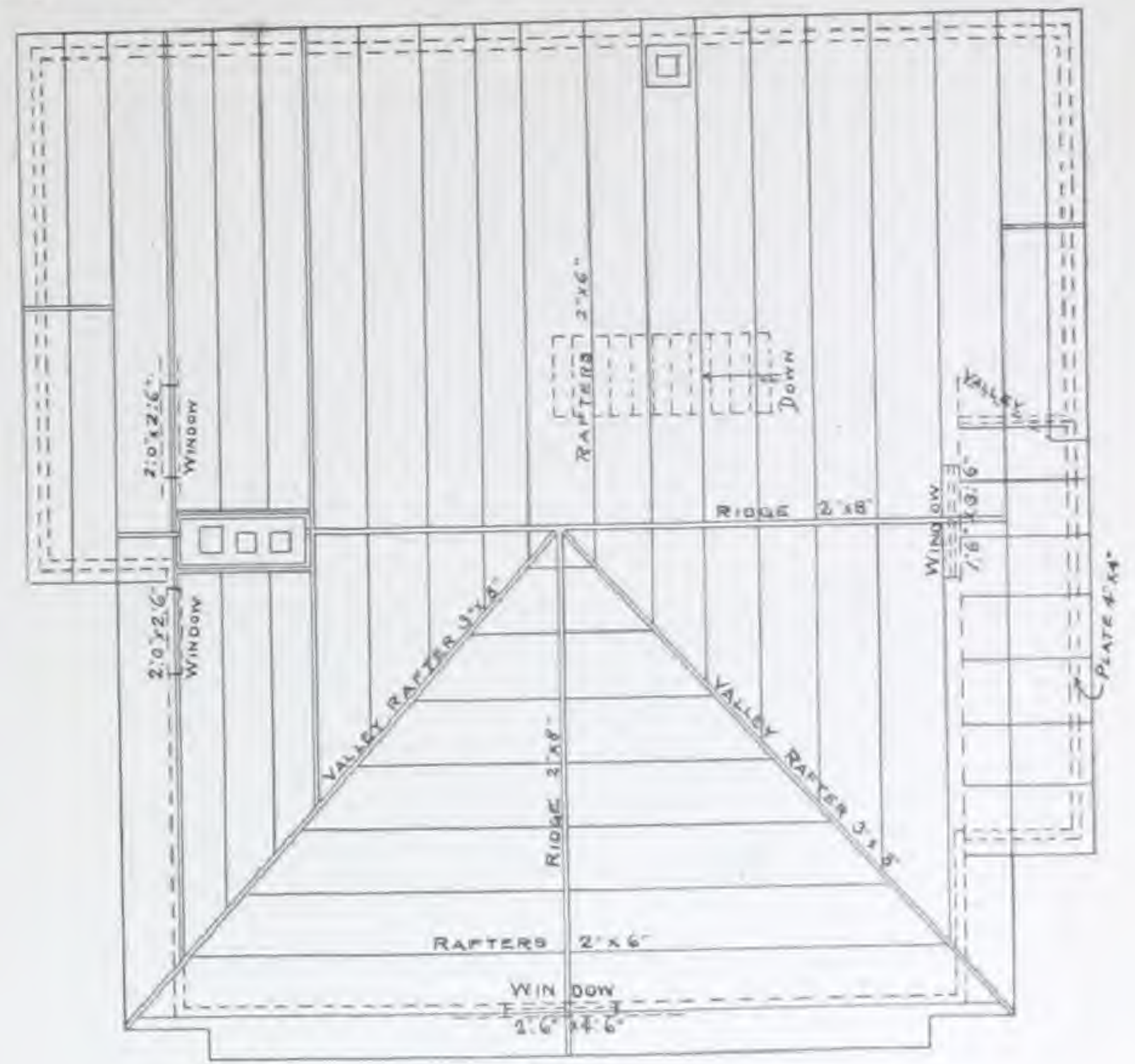
PERSPECTIVE VIEW OF DESIGN NO. 1238.

As a suggestion of our work, we beg to call your attention to the plans, specifications and details, together with the Bill of Materials for our Design No. 1238. The plans being reduced very small to fit these columns, of course, do not show the correct scale, but give you some idea of the excessive detail work, making mistakes practically impossible. The completeness of specifications prohibits the "Bill of Extras" so dear to some (generally



CELLAR PLAN

SCALE 1/4" = 1' FT.
NOTE:
FIGURES FOR WINDOWS, ARE
SASH SIZES

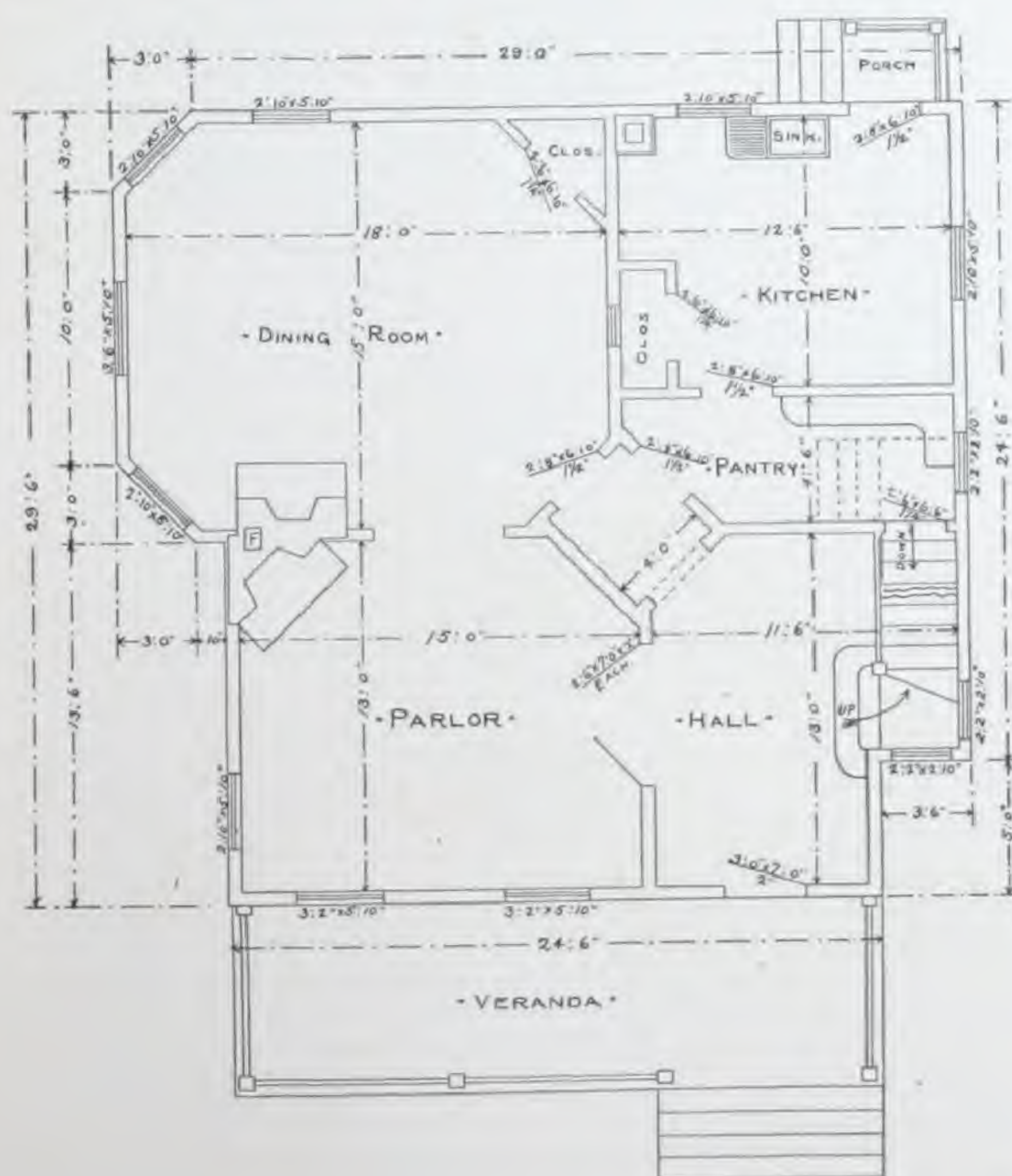


ROOF FRAMING PLAN

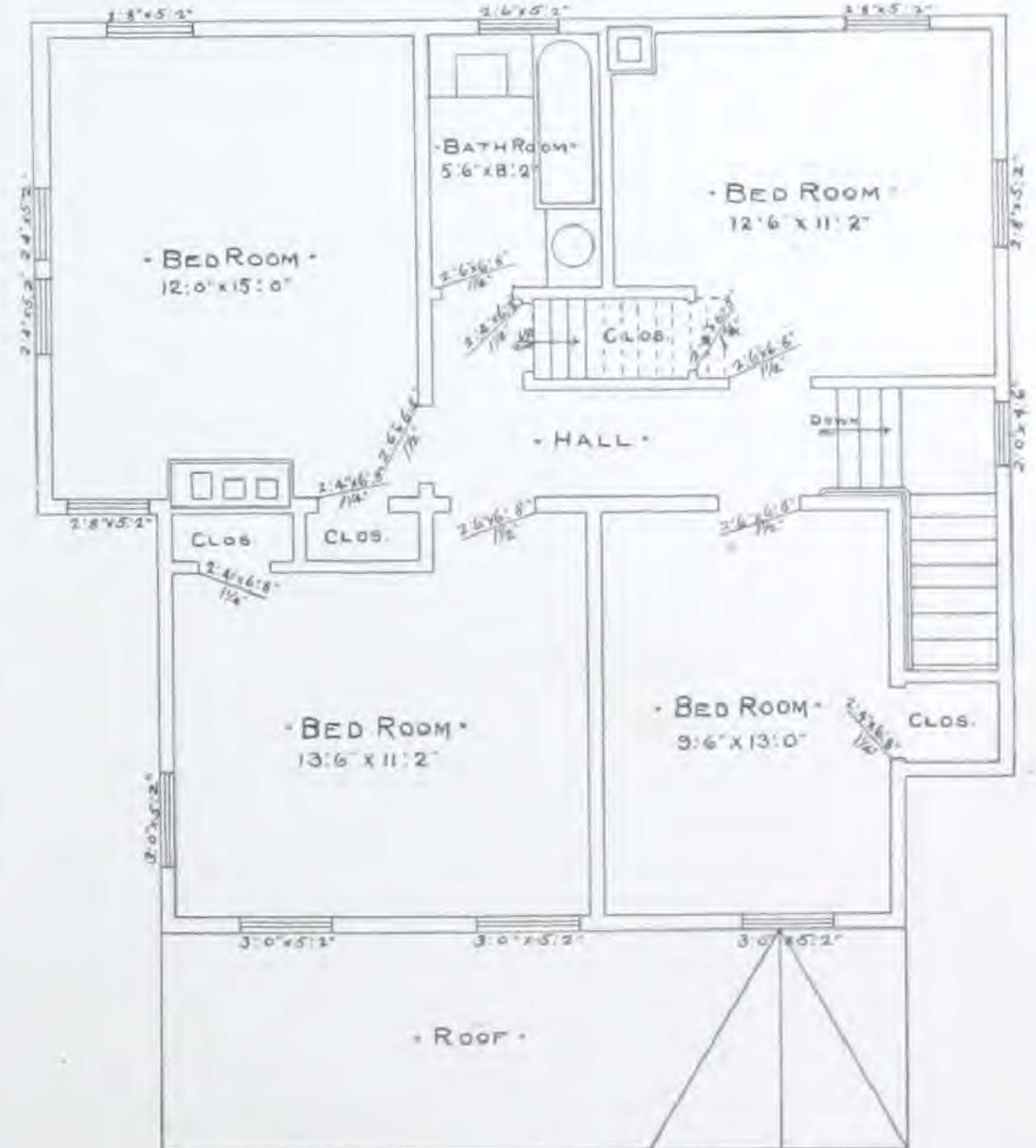
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ARCHITECTS
108 FULTON ST. N.Y.

irresponsible) builders,—everything being contracted for as per specifications. The bill of materials shows our method of figuring costs; by substituting local prices, the cost for any particular locality is found and all estimates in this book will bear the same relative proportion.

Our license to build is a permit to build from our patents; the patents on our designs prevent the constant duplication of a handsome and convenient house, doubly protecting both ourselves and insuring the purchaser and user of our designs from having "another like it" in the same town. It is presented free to all purchasers of our plans.



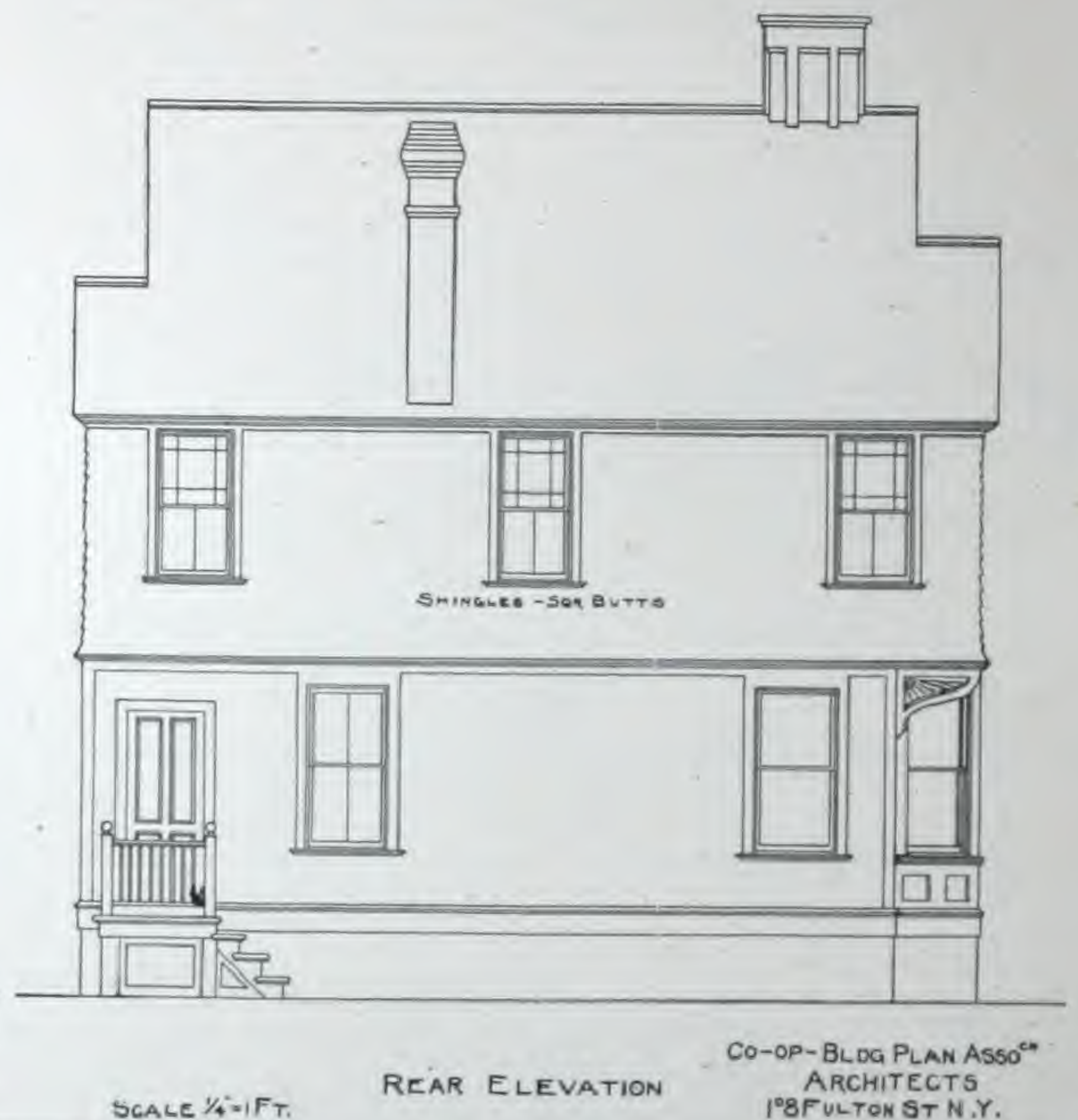
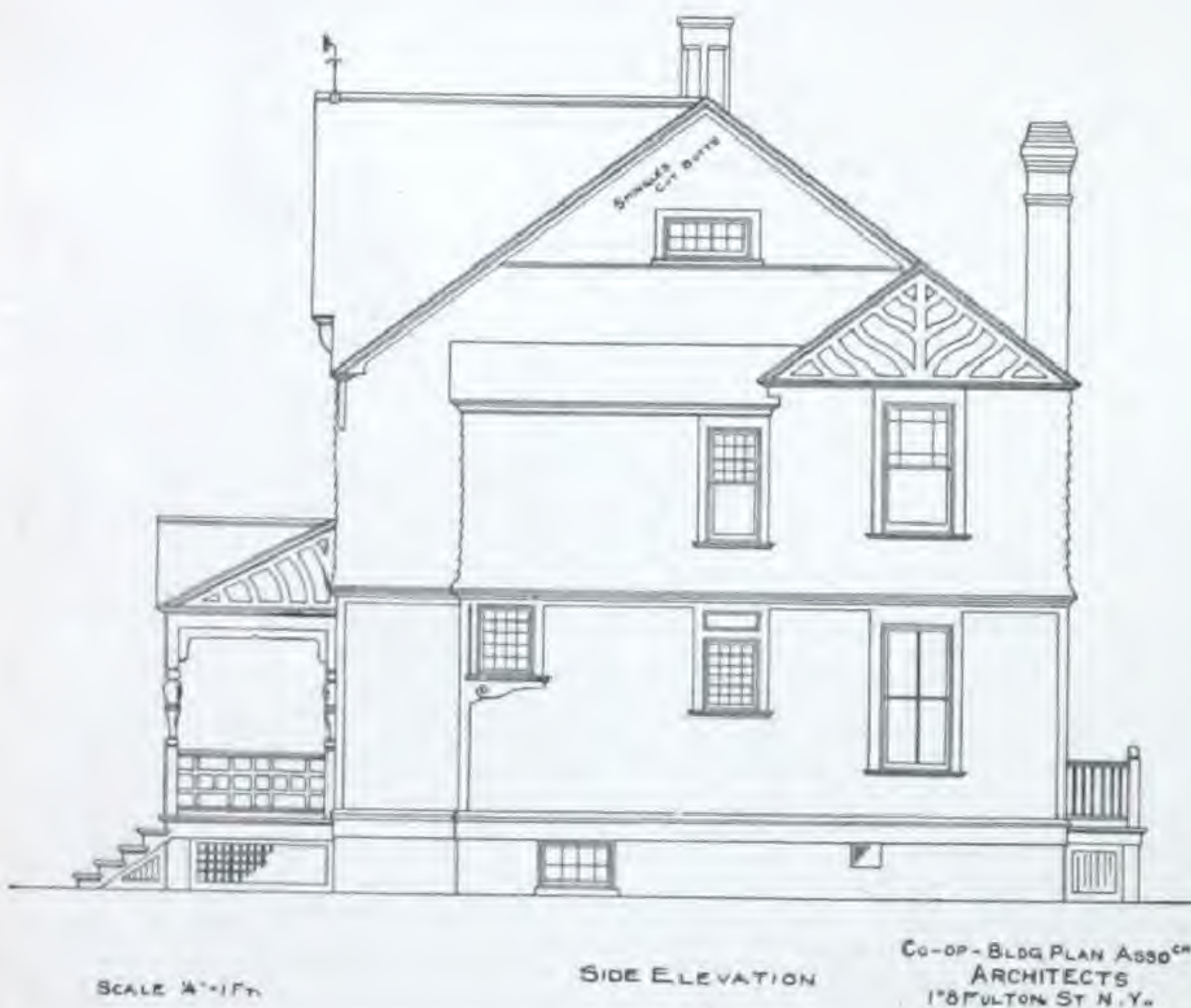
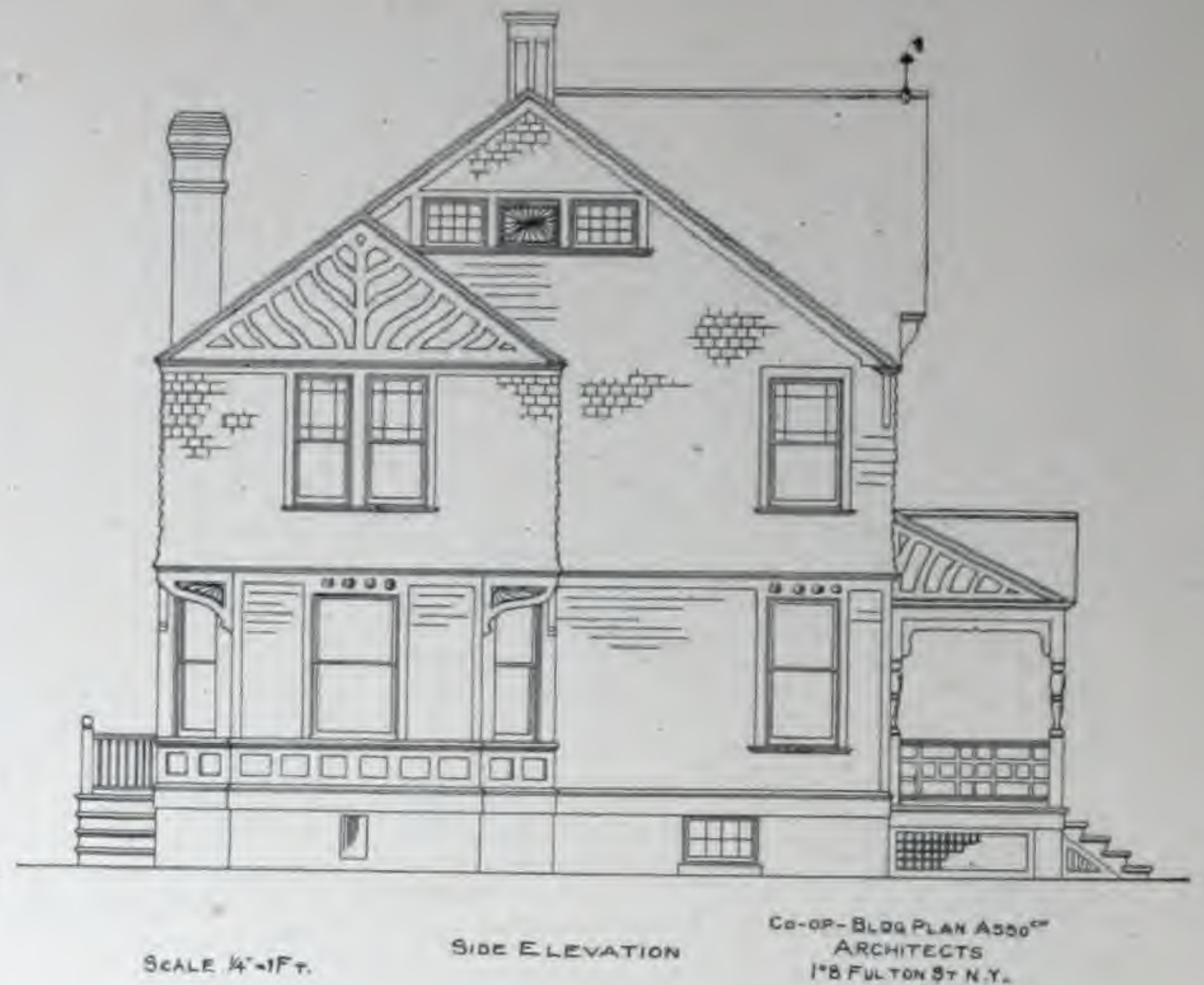
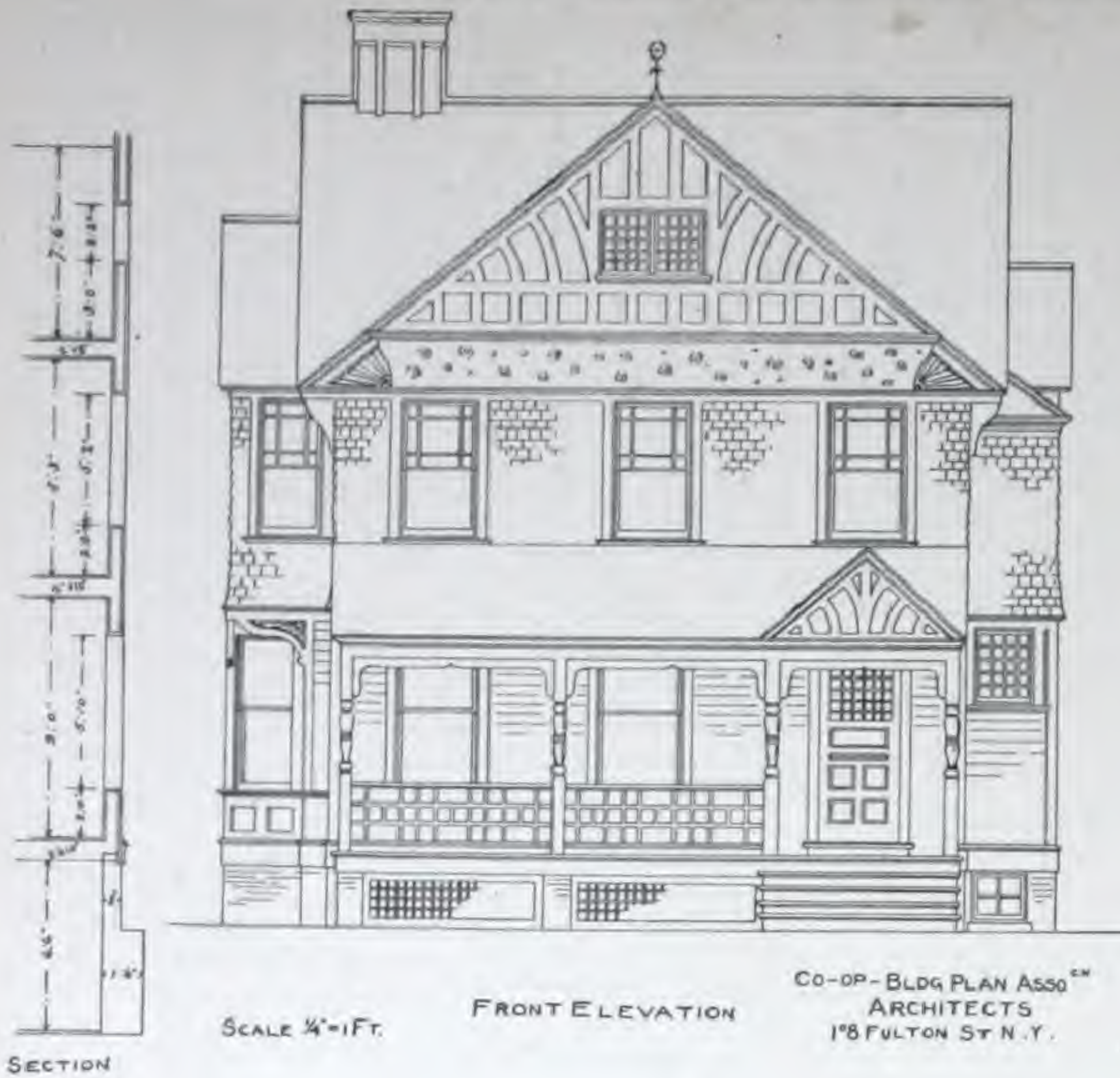
FIRST FLOOR PLAN



SECOND FLOOR PLAN

CO-OP-BLDG PLAN ASSO^{CH}
ARCHITECTS
108 FULTON ST. N.Y.

CELLAR, FIRST AND SECOND FLOOR PLAN AND ROOF FRAMING PLAN FOR RESIDENCE, DESIGN NO. 1238. (REDUCED ABOUT 1/5 OF ORIGINAL SIZE.)
The Reader will readily grasp the idea of careful and exhaustive work given on a house of this cost. We give the same thought to a plan of a \$500 Frame Cottage as we would to a \$500,000 Granite Office Building.



DESCRIPTION.

For explanation of all symbols (* † etc.) see supplement page B.

GENERAL DIMENSIONS: Extreme width, 32 ft.; depth, including veranda, 36 ft. 6 ins.

HEIGHTS OF STORIES: Cellar, 6 ft. 6 ins.; first story, 9 ft.; second story, 8 ft. 3 ins.

EXTERIOR MATERIALS: Foundations, stone and brick; first story, clapboards; second story and roof, shingles; gables, panels and shingles. Outside blinds to all windows, except those of the cellar and attic.

INTERIOR FINISH: Hard white plaster. Plaster cornices and centers in hall, parlor and dining-room. Soft wood flooring and trim. Ash stairs. Bathroom and kitchen, wainscoted. All interior woodwork, finished in hard oil.

COLORS: Clapboards, seal brown. Trim, outside doors, blinds and veranda floor, maroon. Sashes and rain conductors, dark green. Brickwork, Indian red. Wall shingles, dipped and brush coated light sienna stain. Roof shingles, dipped and brush coated Indian red stain.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the floor plans. Cellar under hall and parlor. Attic floored but unfinished; space for two good rooms. Bath-room, with complete plumbing. Fireplaces, with hardwood mantels, in parlor and dining-room.

COST: \$2,604.39 (see following bill of materials for full explanation regarding prices), † not including mantels, range and heater. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price of working plans (with full details drawn to large scale), specifications and * license to build, \$25.00

Price of † bill of materials, 10.00

Specifications of Residence, Design No. 1238.

(Much abbreviated to save space.)

GENERAL NOTES AND CONDITIONS.—Reference must be made to the drawings for the above and all other measurements together with the arrangement of rooms and general finish; the drawings are to be considered as a part of these specifications, and should correspond in every particular.

All materials to be of the best quality of their respective kinds, unless otherwise specified.

The contractor is to give his personal attention to the work, or have a competent foreman in charge; and is to see that all the works are performed in a thorough and workmanlike manner; to furnish all material and labor necessary for the due performance of the work, as hereinafter described; to furnish all necessary implements, scaffolding, cartage, etc.; to obtain all necessary permits for obstructing the street, connecting with the sewer, tapping water and gas mains, etc., and pay all necessary fees for same.

To protect all work properly while the building is in his hands; remove all rubbish and superfluous material from off the premises, and leave all clean and perfect at completion of contract.

No part of the work to be sublet, unless by the written consent of the owner or his representative.

EXCEPTIONS.—Mantels to be furnished by the owner and set by contractor.

MASON'S WORK.

EXCAVATION.—Excavate to the length, breadth and depth shown on drawings for cellar, foundation footings, piers, drains, etc., and in no case to a less depth than below frost line in the most severe weather. Fill in around walls after same are above ground and the mortar set; thoroughly tamp the earth and grade from the building six feet off, around same.

Superfluous earth to be disposed of as owner may direct.

FOOTINGS.—Select sound large stones for footing course at bottom of walls.

FOUNDATION WALLS.—Build the walls up to ground line, 18 inches thick, of good flat-bedded rubble stone laid up in cement mortar. All walls from ground line to under side of sill, to be built of good hard brick 8 inches thick, laid up in lime and sand mortar. Walls to start four inches below cellar bottom. Cellar to be under hall and parlor only; foundation walls, where not excavated, to start 2 feet 6 inches below ground line.

The masonry of foundation walls, where practicable, to be carried to top of floor joists, to fill in solid between same. Bed the sills in mortar.

PIERS.—Build all piers carrying girders, piazzas, sills, etc., as shown on plans of brick. Footings for piers to be same as for walls. All piers to start below frost line.

Foundations for chimneys to be carried up to first tier of beams of stone.

STONEMASONRY, HOW LAID.—All stonework of foundations to be laid to a line close and solid on its natural bed, well and sufficiently bonded, filled in with spawls, joints well flushed and neatly pointed on inside and outside where exposed to view. Select large, sound stones for bonding all angles.

VENTILATION OPENINGS.—Foundations for that part of building not excavated under to have openings left in walls below first tier of joists for ventilation; openings to be covered on the inside with galvanized iron wire netting, $\frac{1}{2}$ inch mesh.

BRICKWORK.—All bricks used, unless otherwise specified, to be merchantable, hard burned brick laid close, straight and plumb, well flushed in, and to have a heading course every fifth course. Brick to be wetted when laid up in hot dry weather, and kept perfectly dry if laid up in frosty weather. All exterior joints to be neatly pointed where exposed to view, and re-pointed where necessary at completion.

MORTAR.—Use fresh burned lime, best to be found in the market. Thoroughly mix with clean, sharp sand in the proportion of 2 parts lime to 5 parts sand. Cement mortar to be made by mixing cement and sand, dry, and adding water to bring it to the proper consistency when ready to use. After the first setting it is not to be tempered up for use again. Use best local brand of cement.

CHIMNEYS.—Build on foundations before mentioned, of size and shape indicated on Drawings, the chimney stacks of hard brick, with flues of uniform size throughout, joints neatly struck inside, and left clean at completion of building; withes to be 4 inches thick, and to be carried to the top of chimney.

Flues to fireplaces where it is intended to burn wood are to be not less than 8x12 inches; where hard coal is to be burned, flues are to be 8x8 inches.

THIMBLES.—Build in sheet iron thimbles, 5 inches in diameter, with ventilating covers, in rooms having no fireplaces.

TOPPING OUT.—Top out said chimneys above roof with best selected stock brick, as shown on Drawings, laid up in cement mortar, joints neatly pointed.

Chimney cap to be blue stone, in one piece, 3 inches thick, axed edges, with flue holes cut to correspond with top of chimney.

ARCHES.—Build 4 inch brick trimmer arches for all hearths, and level up with concrete. All arches to be turned on wood centers, which will be furnished by Carpenter.

FIREPLACES.—Build the fireplaces of size and shape shown on Drawings, with proper ledges in throats; build in $\frac{1}{2}$ x $\frac{1}{2}$ inch wrought iron bar over fireplace openings, and turn 8 inch flat arch over same.

Build an 8x8 inch flue for portable range in kitchen of hard brick built as before described.

HEARTHES.—Hearth in rooms having fireplaces to be of rubbed slate bedded in cement and projecting $\frac{1}{4}$ inch above floor.

STONE SILLS, &c.—Provide for cellar windows 2 $\frac{1}{2}$ x6 inch dressed blue stone sills, to be built into walls 1 $\frac{1}{2}$ inches at each end; all sills to be properly weathered; point up under sills with cement at completion.

DRAINS.—Leave openings in walls for pipes to pass through. All pipes to be laid below action of frost. All drain pipes to be laid to a uniform grade of not less than $\frac{1}{4}$ inch to the foot. All joints in earthen pipes to be made absolutely tight with fresh Portland cement. Furnish and lay a line of 5 inch salt glazed earthen socket-jointed drain pipe, connecting with the iron pipe just outside of foundation wall, and running thence to sewer.

Fill in all trenches, and tamp thoroughly after pipes are laid.

DRAIN TRAP.—About 6 feet from house, in the line of main drain; place an earthen running trap same size as pipe, with hand hole for cleaning. Between the trap and house insert a T branch, and carry from same to 12 inches above grade line a 3 inch iron pipe to serve as fresh air inlet, same to be protected by a ventilating cap.

Connect the rain water leaders with sewer by 5 inch earthen pipes. All connections of different lines of pipes to be made with Y branches. All joints to be made tight with cement and to be made clean on the inside.

CELLAR FLOOR.—Level off the cellar bottom, settle it thoroughly, and cover it to a thickness of 2 $\frac{1}{2}$ inches with thoroughly mixed concrete, composed of six parts clean, sharp sand and gravel, and one part fresh Portland cement; tamp the whole thoroughly; finish with a coating of pure cement, floated to a smooth and even surface, properly graded to the drain.

CUTTING OUT.—Cut out for and build up after Plumbers, Gasfitters, Carpenters and other craftsmen, where necessary to complete the building.

LATHING AND PLASTERING.—All walls, ceilings, partitions and work that is furred off throughout the first and second stories to be lathed with sound, merchantable lath, placed $\frac{3}{4}$ inch apart, nailed to each bearing, with joints broken every ten courses. Laths to be placed horizontally, with solid angles, none to pass behind partition framing from one room to another, and to extend to the floor. Where chimneys are set flush in partitions or form a part of studded breast, laths are to extend over the brickwork and be nailed to thin vertical stripping, placed 12 inches apart. Back lath and plaster behind all wainscoting on outer walls.

After the lathing is finished, the floors are to be swept clean and covered $\frac{1}{2}$ inch deep with sand, for protection of floors while plastering is going on; also, if chimneys are to be built after floors are laid, the floors are to be protected by rough boards or sand. Disregard of this precaution will render the contractor liable to damages for stains or injury to floor. Before plastering is commenced, see that the exterior openings are closed with old sash or boards, with one window movable in each room; if weather is warm, the openings are to be closed with muslin on movable frames; put up temporary outside doors.

Do all patching, cleaning off, whitening, etc., that may be required, after other workmen, to make the job perfect at completion of contract.

For mortar use plastering lime, fresh burned and thoroughly slacked under water in a slack box, and run off through a wire screen set in the spout of the slack box, into the mortar bed, mixed with clean sharp sand in the proportion of three parts sand to one part lime; to be slacked in the rough two weeks before using; under no circumstances must the lime be slacked in a heap with sand.

Lime for putty to be run off in same manner and run through a sieve.

All lathing to be covered with a good coat of mortar, having plenty of long cattle hair thoroughly mixed in, and applied with sufficient force to secure strong clinches; this to be a heavy coat of brown mortar, screeded even and true to the grounds with all angles straight and plumb, floated off smooth just before dry.

FINISHING COAT to be the usual hard finish, composed of lime putty, fresh calcined plaster of Paris and fine white sand, well mixed, evenly applied and troweled to a hard polished waveless surface, all angles to be maintained sharp and regular in form.

This plastering to be what is known as "laid on" work.

CORNICES.—PLASTER CORNICES, size about 3 inches on walls and 6 inches on ceilings, and according to detail, to be run in hall, parlor and dining room.

PLASTER ARCH.—Form neat elliptical plaster arch, where shown on plans, to spring from stucco corbels.

CENTERS.—Put up neat CENTERS of about 20 inches diameter, to correspond in style with the cornices in parlor and dining-room.

Center in hall to be about 18 inches diameter.

WHITEWASHING.—Put two coats of lime whitewash on all exposed brick or stone-work in cellar.

CARPENTER'S WORK.

TIMBER.—All timber used in building to be well seasoned, mill sawed, merchantable, and free from imperfections that may impair its durability or strength. Timber to be hemlock, unless otherwise specified. Sills, ledger boards or interties and corner posts to be spruce.

FRAMING.—Building to be substantially framed and braced in the most workmanlike manner, to be leveled, squared and plumbed, strongly anchored and strapped where necessary. Frame to be what is known as balloon style, sills halved together at angles, and posts to be tenoned into same. Headers and trimmers carrying more than one tail joist to be doubled, and all joists carrying partitions to be doubled with separators the thickness of the partition to be carried.

Frame around fireplaces, well holes, scuttles, etc., with mortise and tenon, and spike thoroughly.

Girts to be let into studding, and floor joists notched over same and spiked to studding. Where it is necessary to splice sills or plates, perform splicing with a ship lap or mitre splice. All moldings to be mitre spliced.

NOTE.—Lack of space prevents our publishing the entire specification. These first few paragraphs suffice to show the detailed completeness of the work.—Ed.

BILL OF MATERIALS FOR DESIGN No. 1238.

Lack of space allows us to print but 2 pages out of some 30—just a suggestion of the enormous detail we cover—simplifying everything.

ESTIMATE OF MATERIALS AND LABOR.

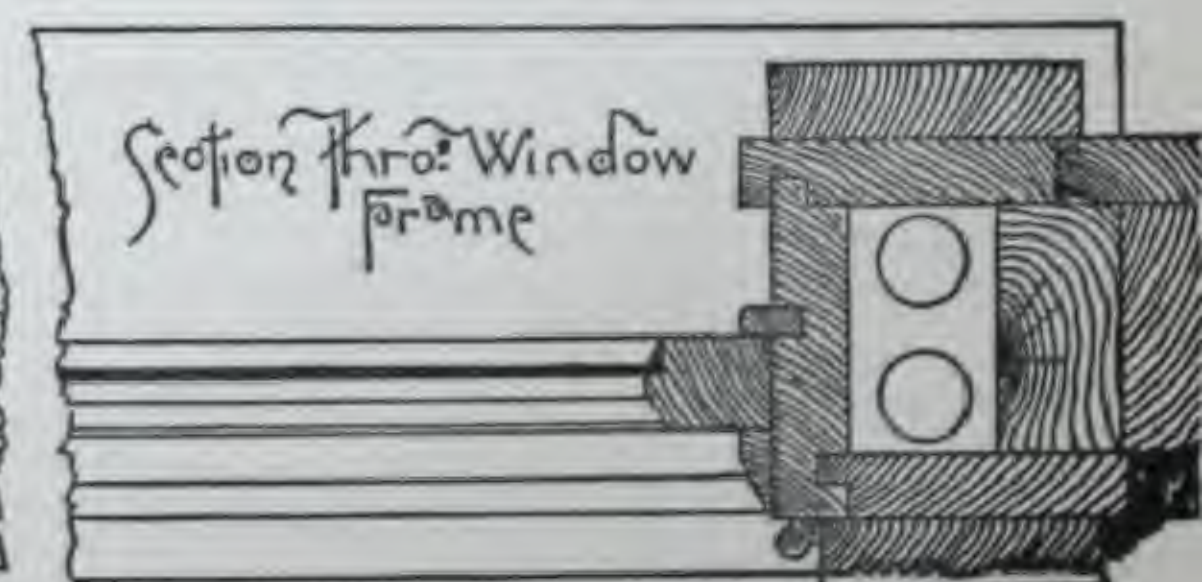
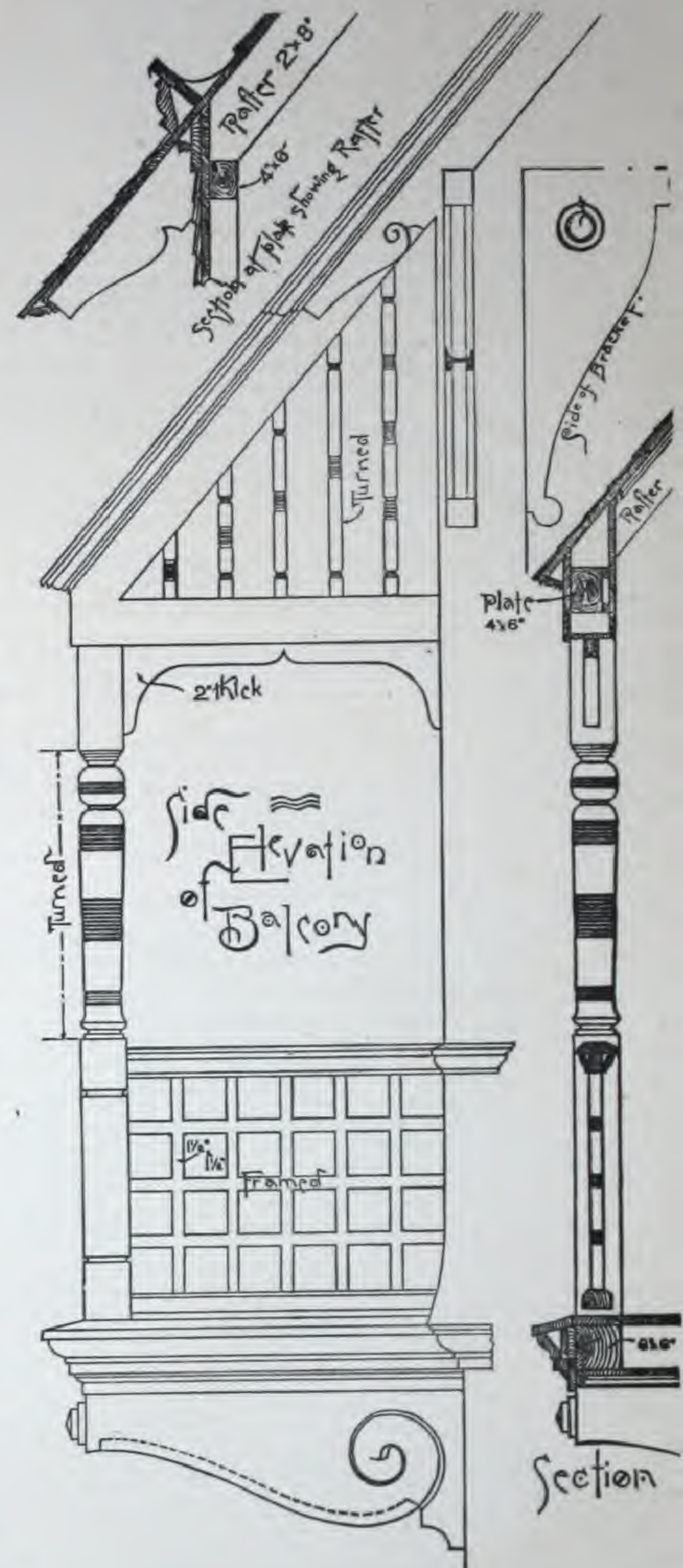
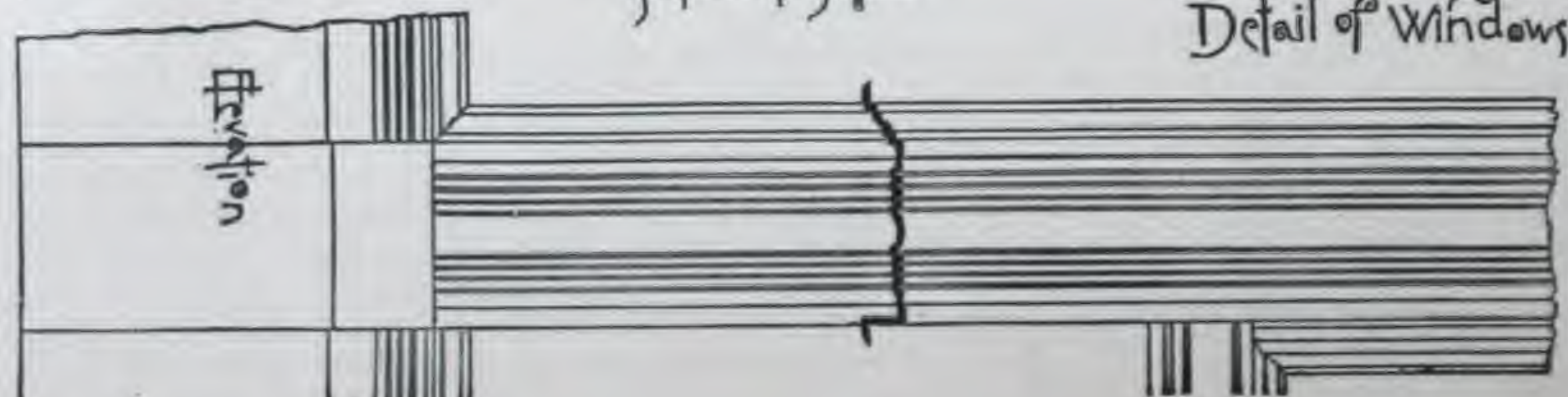
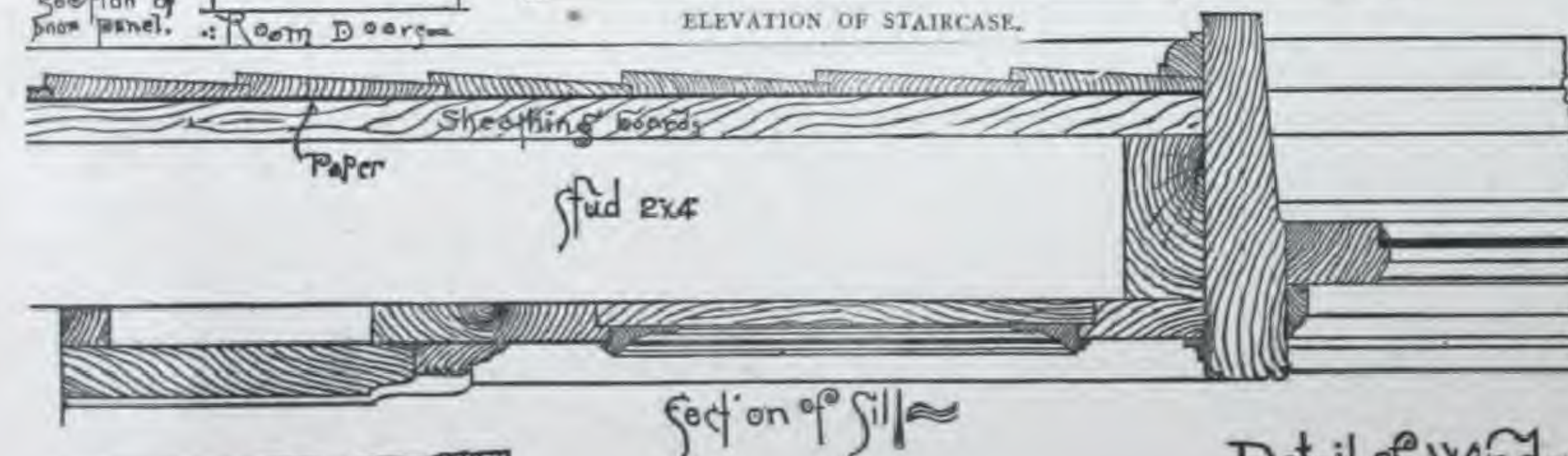
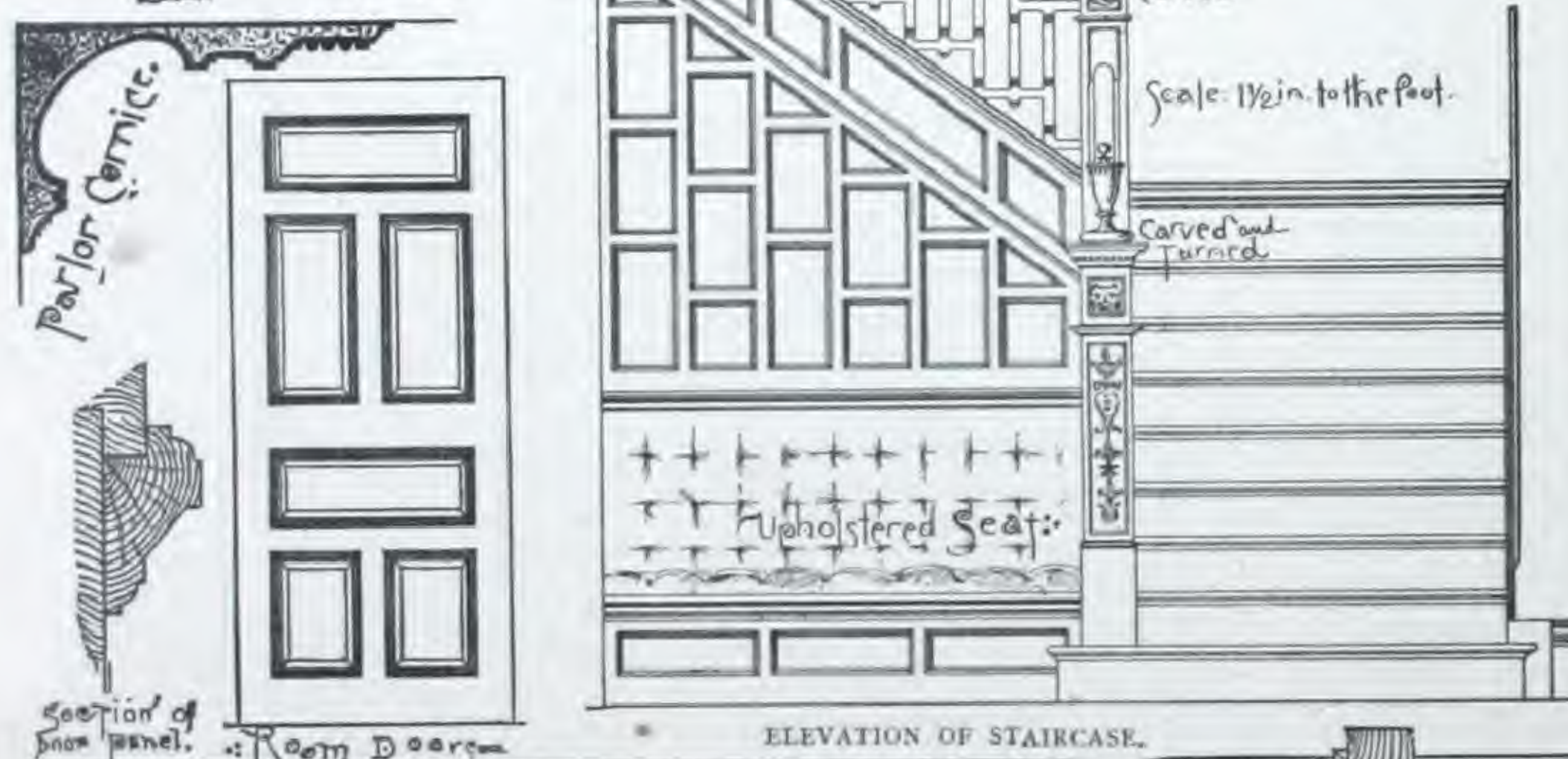
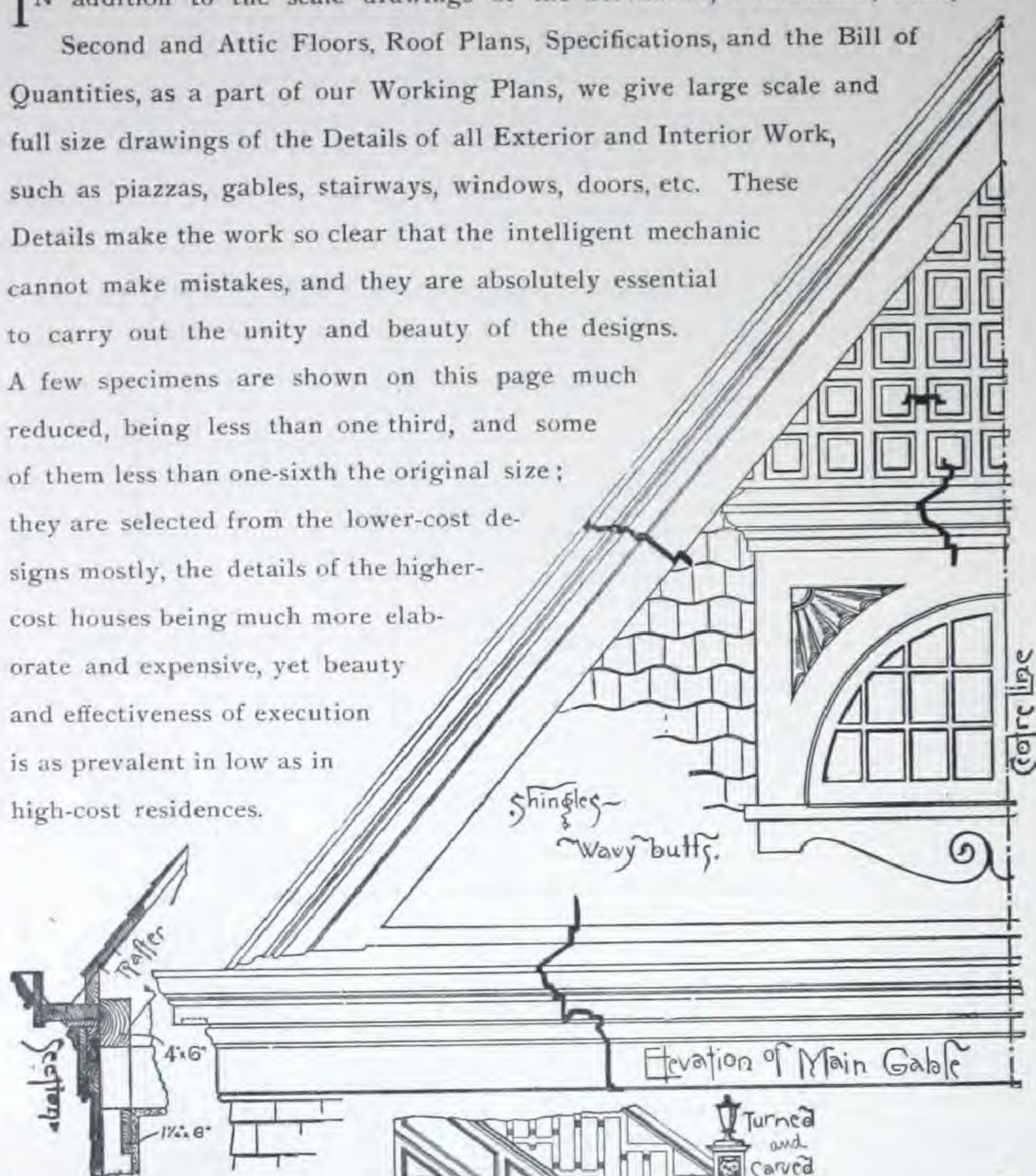
The Asterisk (*) prefixed to a line denotes that materials and labor are both included.

	Quan.	Price.	Cost.	Local Cost.
MASON'S MATERIALS.				
STONEMASONRY.				
*Rubble work in foundations.....cub. ft.	906	\$.16	\$144.96	
Stone sills for cellar windows, 2 $\frac{1}{2}$ x6.....lin. ft.	10	.25	2.50	
" caps for chimneys, 3-ins. thick.....sq. ft.	12 $\frac{1}{2}$.65	8.02	
BRICKWORK.				
*Common hard brick in cellar walls.....4,845 per M. laid.				
*Common hard brick in piers, areas, etc.....871 " "				
*Common hard brick in chimneys.....5,700 " "	11,416	15.00	171.24	
*Select stock brick for topping out chimneys, etc....." "	900	18.00	16.20	
*Press brick for fire-places....." "	300	40.00	12.00	
HEARTHES.				
Slate hearth in dining rooms, 18"x4'.....sq. ft.				
" " parlor, 18"x6'.....6 $\frac{1}{2}$ "	12 $\frac{1}{2}$.40	5.10	
Stove pipe thimbles and covers, 5-in....." "	3	.25	.75	
PLASTERING.				
*2 coat work in 1st story.....333 sq. yds.				
*2 " " " 2d ".....393 " "	726	.25	181.50	
NOTE. Required for the above 11,200 lath, 8 yds. sand, 30 bbls. lime, 44 lbs. hair, 4 bbls. plaster Paris, 112 lbs. lath nails.				
Plaster in cornice of gable.....sq. yds.	9	.50	4.50	
*Cornice in 1st story.....lin. ft.	168	.15	25.20	
*Centre pieces....." "	3	2.00	6.00	
*Brackets or trusses, main hall....." "	2	.75	1.50	
Total for Mason's Materials.....			\$579.47	

	Quan.	Price.	Cost.	Local Cost.
CARPENTER'S MATERIALS.				
1 Pieces for girders 6"x8"x24'.....	96 ft. B.M.			
2 " " sills, 4"x6"x24' 6".....	98 "			
1 " " " 4"x6"x12' to cut.....	24 "			
1 " " " 4"x6"x29'.....	58 "			
2 " " " 4"x6"x14'.....	56 "			
50 " " floor joists, 2"x10"x16'.....	1,334 "			
44 " " " 2"x10"x14'.....	1,027 "			
9 " " " 2"x10"x12'.....	1.0 "			
5 " " " 2"x10"x9'.....	75 "			
25 " " " 2"x8"x14'.....	467 "			
25 " " " 2"x8"x16'.....	534 "			
11 " " cellar partition, 2"x8'.....	294 "			
10 Pieces for corner posts, 4"x6"x18'.....	360 "			
124 " " studding for frame, 2"x4'.....	1,488 "			
25 Pieces studding for frame, 2"x4'.....	334 "			
100 Pieces studding for partitions, 2"x4'x18'.....	1,200 "			
30 Pieces studding for partitions, 2"x4'x16'.....	320 "			
128 Lin. ft. for girts, 1 $\frac{1}{2}$ x6'.....	80 "			
156 " " plates, 4"x4'.....	171 "			
26 Pieces for rafters, 2"x6"x19'.....	494 "			
12 " " " 2"x6"x8'.....	216 "			
6 " " " 2"x6"x10'.....	60 "			
2 " " valley rafters, 3"x8'x23'.....	92 "			
1 " " ridges, 2"x8'x28'.....	38 "			
1 " " " 2"x8'x16'.....	21 "			
1 " " " 2"x8'x16' to cut.....	8 "			
48 " " collar beams, 1 $\frac{1}{2}$ x6'.....	360 "			
VERANDA TIMBER.				
1 Piece for veranda sills, 4"x8'.....	24 ft. B.M.			
4 Pieces for cross sills, 4"x8'x7'.....	56 "			
1 " " plates, 4"x6'x24'.....	48 "			
1 " " " 4"x6'x17'.....	36 "			
3 " " floor joists, 2"x8'x14'.....	144 "			
15 " " ceiling joists, 2"x4'x7'.....	70 "			
2 " " rafters, 2"x4'x10'.....	14 "			
13 " " " 2"x4'x17'.....	160 "			
	10,121			
Wastage, 10%.....	101			
	10,222	\$15.00	\$153.33	
LUMBER, &c.				
Bridging, 1 $\frac{1}{2}$ x2'.....lin. ft.	560	.01	5.60	
Furring, 1"x2'....." "	350	.005	1.75	
Carried forward.....			\$160.08	

Reduced Specimens of Our Detailed Drawings.

IN addition to the scale drawings of the Elevations, Foundation, First, Second and Attic Floors, Roof Plans, Specifications, and the Bill of Quantities, as a part of our Working Plans, we give large scale and full size drawings of the Details of all Exterior and Interior Work, such as piazzas, gables, stairways, windows, doors, etc. These Details make the work so clear that the intelligent mechanic cannot make mistakes, and they are absolutely essential to carry out the unity and beauty of the designs. A few specimens are shown on this page much reduced, being less than one third, and some of them less than one-sixth the original size; they are selected from the lower-cost designs mostly, the details of the higher-cost houses being much more elaborate and expensive, yet beauty and effectiveness of execution is as prevalent in low as in high-cost residences.



SUPPLEMENT PAGE A.

No. 64.

October.

1899.

SHOPPELL'S MODERN HOUSES.

AN ILLUSTRATED ARCHITECTURAL QUARTERLY.

"SHOPPELL'S MODERN HOUSES" is published quarterly by the proprietors, "Co-operative Building Plan Association," Architects, at 203 Broadway and 164-6-8 Fulton Street, New York, N. Y., a new issue appearing January, April, July and October of each year.

Price, \$1 a number. \$4 a year. Registered as Second Class Matter.

ADVERTISING:

RATES:		DISCOUNTS:	
1 Page (9x13, Ill.) one time,	\$250.	5%	2 Insertions.
1/2 " " " "	150.	10%	3 " "
1/4 " " " "	80.	15%	1 Year.
1/8 " " " "	45.		

EDITOR'S NOTES.

It is with pleasure that we announce that, beginning with this issue, "SHOPPELL'S MODERN HOUSES" will be printed on heavy (130 lb.) plate paper; contain more New Building Designs in it than ever before, and be more strongly bound in a handsome, seven color, lithographed cover. These are but a few of the improvements contemplated, but we are able only to consummate these few ideas with this issue. The price of \$1 enables us to put it in the hands of every newsdealer in the United States on sale, each issue. If your newsdealer does not handle it, write us direct; we will fill your order from this office, and make arrangements for subsequent issues with your dealer.

In looking over some of the earliest issues of "SHOPPELL'S MODERN HOUSES," as far back as 1877, the writer was highly amused at their crude composition and disproportionate drawings, but in the editorial pages he found, among other remarks, a paragraph or two by Mr. R. W. Shoppell, the founder of this Association of Architects, which were of great interest, that is at least to the writer, who believes they will be of value to the reader. They show the fundamental ideas on which this large business was built, and how truly the people have appreciated the need of competent and yet low cost architectural service. We can prove by the fact that since the time of writing the few words annexed, 7,400,000 copies of "SHOPPELL'S MODERN HOUSES" and other works appertaining to architecture published by this Association have been circulated.

Five Thousand Successful Voyages.

"The owner who announces his intention to build yet does not employ an architect, is much like a yachtsman lingering in a harbor while picking up information that he hopes will enable him to dispense with a pilot during a voyage along a strange coast. Landsmen who know nothing and old salts who have not been to sea for twenty years tumble aboard and into the larder, and with choking utterance deliver descriptions of the coast that cancel other descriptions or will be contradicted and canceled in turn. In one thing only will they agree, a bit of advice: "You don't need a pilot!" Perfect unanimity of those who don't know is suspicious and alarming. The yachtsman would be apt to 'clear the deck,' lock the larder, send the advisers ashore and get a pilot aboard. That uncultivated people are always ready with the advice, 'Don't employ an architect,' is easily understood, but to hear it ever from cultivated people seems inexplicable. It is presumed, at least, they have not heard of the reasonable charges and perfect service of this Association.

Amongst the litter encumbering the deck may be the prevailing idea "afraid estimates are always too low." Not always, and indeed, not often, when a competent architect is *actually* employed. It is not reasonable to expect a close estimate from the architect, requiring hours of the hardest kind of work, if the inquirer is not a client. It is very unwise for the architect *ever* to make a guess and he knows it well, but courtesy seems to take no denial sometimes. These are such "estimates" as are quoted against him. Any advice or information of real value coming from an architectural office requires consideration and care—therefore, time and expense,—and, of necessity can only be given to clients. To meet the money question the architect can re-study and change the plans as often as necessary, always retaining the essentials required by owner."

How to Build a House—The "Old Way" and the New.

"The 'old way' of proceeding to build was to go to a carpenter or builder and in some imperfect manner come to an understanding with him *about* what kind of structure it should be, make a contract with him and order him to go ahead. From beginning to end there was trouble. The owner had to fight for good materials and workmanship, and for *his* understanding of this, that, and the other thing, during the whole progress of the

work, unless, indeed, he did not know his rights, or was so meek-spirited that he would not assert them. With this way of doing business there could be but one result—dissatisfaction. Even when the owner succeeded (which was seldom) in getting the best materials and workmanship, and in having *his* understanding carried out, there would remain the faults of arrangement and the commonplace appearance which seems to be characteristic of every house built by the 'old way.'

"The 'new way,' and by far the better way, is for the owner to supply himself first with accurate Working Plans, Specifications, etc., prepared by competent architects. These aids serve five important purposes: First, the arrangement of rooms, the exterior appearance and every part of the design are the results of professional skill; second, these aids thoroughly acquaint the owner with all the requirements before the work is undertaken; third, they enable the owner to invite competition, and thus to secure the lowest contract; fourth, they are made the basis of the contract between the owner and contractor, and, being full and explicit, they will settle every dispute and misunderstanding that may arise; fifth, they guide the workman at every step in the construction of the house.

"Why any intelligent man will undertake the building of a house, however small, without these aids, is hard to understand. They certainly *save* money as well as secure peace of mind. In times past, when competent architectural services cost from four to five per cent. of the cost of the structure, there was some excuse; but that objection is now met by the Co-operative Building Plan Association, whose charges are only one-quarter or one-fifth of that rate. Another and serious objection was the owner's fears that he could not contract at the architect's estimate, and that the result would be the loss of the amount paid for plans, etc., or the expenditure of a larger sum for building than he intended. This objection is most effectually met by the guaranteed estimates of the Association."

Working Drawings, Specifications, Etc., Fully Described in Detail.

With proper Working Plans, Detail Drawings, Specifications, etc., prepared by competent architects, preferably originators of the design to be built, it is an easy matter to erect a good house—much easier than the inexperienced imagine; everything is explained at the beginning as well as directed during the progress of the work; all requirements are ordered in time to avoid delay; much waste of material is saved. Without them the most experienced owner (who, indeed, never does without them) would have a "world of trouble." The following is a description of a most exact and complete set of architectural Plans, Drawings, etc.:

(A) **Working Plans** of the foundation, or cellar plan, floors, roofs, elevations, all carefully figured, drawn to a scale 1/4-inch to the foot.

NOTE.—The small floor plans shown with each design are not drawn to scale but are simply a copy of the working drawings to show size and arrangement of rooms. Many of the pleasing features are not shown in these small copies for lack of space—such as design and arrangement of pantries, artistic effect of hearths, mantels, grilles, etc.—we can assure patrons, however, that full care is given to the minutest detail in the working plans to insure the greatest comfort and most artistic effect.

(B) **Detail Drawings** showing mode of construction, Cornices, Verandas, Windows, Doors, Gables, Staircases, Trim, etc., very complete, all drawn to large scale and many full size. If additional details are needed they will be sent free.

(C) **Specifications**, exactly describing the kind and quality of all materials and the proper manner of performing all work. Our Specifications have an unequalled quality that saves money for the owner (the sum saved undoubtedly always exceeding the fee paid us), and insures his gratification by the deserved admiration that the "new things" in his house will attract. Our Specifications are also up with the times and our clients are among the first, often the first, to benefit by an invention or appliance that has been improved in appearance, in form and convenience, in strength and is probably of lower cost.

(D) **Agreements**, in duplicate, with the proper blank spaces, ready for use in making contract.

(E) **Supplement Drawings**, etc. (no charge). This feature originated with us and perfects our method for the most distant clients. These supplements are sheets of drawings printed with full explanations and directions, giving the auxiliary advice the owner may need; further aided, if possibly required, by prompt advice from our office—if instantly needed, by telegraph. **Color Sheet**, examples of elevations properly colored; full directions about painting.

(F) **Bill of Materials**, giving quantities in detail of all materials required. See symbol (ff) explanation under "charges."

At all times our clients are entitled to full and free consultation (personally or by mail) before commencing, during progress of work and at the completion of the contract.

SUPPLEMENT PAGE B.

Relating to Charges:

A Careful Study of the following (the cost of full plans, specifications, etc., being stated with each design), and comparison with the charges of local or other architects, will assure the prospective builder that greater service at less cost could not be rendered. The following clearly gives full information on every point:

Unchanged Designs: Price of full set of Drawings, etc. (A. B. C. D. E.), for each design is given on the book page where the design is described. A liberal definition of "Unchanged," favorable to clients, should be understood: shifting partitions, re-arranging closets, and other minor changes that do not affect height of stories, position of chimneys or outside walls, etc., are not counted changes.

Reversed Designs: To the price of any set of Drawings (A. B. C. D. E.), add \$5. The appearance of a design reversed is fully shown by viewing the mirror-reflections of its perspective and floor plans. Reversing sometimes develops an admirably appropriate design for the situation.

Changed or Modified Designs: For altering plans we charge extra. We cannot here set a price for the same, as we cannot tell how much work is involved until we know what the alterations are. Upon receipt of a description of the required alterations, which should always if possible, be accompanied with a diagram (no matter how roughly drawn), we will make a price according to the amount of work involved. Small internal changes, such as changing partitions to make rooms larger or smaller, adding closets, building fireplaces in place of flues, etc., can be readily indicated to the workman by the owner himself, when the large working plans are spread out before them; therefore, if the alterations are unimportant, the unchanged working plans and specifications are quite sufficient; only when the desired changes alter the external dimensions, and consequently the appearance of the elevation, is it really necessary to have us make the change. True economy for our clients is to avail themselves of the low prices charged for our regular plans, for while work on special designs and alterations necessarily bring larger fees and would seem to be an apparent advantage to this office, we believe that our true interests are identified with the most economical service we can render to our clients and customers.

Changes that require entire re-drawing come under the head of Special Designs and the proper charge will be found under that heading.

Special Designs: Price of full set of Drawings, etc. (A. B. C. D. E.—but not F.), two (2) per cent. of the approximate estimate agreed upon.

Most unwise of the owner is it to understate, by some hundreds or thousands of dollars, the real limit of the sum to be expended. The tendency of all improvements is toward lower cost, therefore a good architect, up with the times, may easily keep within the limit of your proposed cost.

Seldom, however, are special plans required, as from the large number of designs already prepared, hardly a taste, a requirement, or an idea, can be found that cannot be met from our stock. If in this book, for instance, one does not find himself exactly suited, a word to us and we will advise you which one of our books contains designs suitable for you, rebating you the cost of the books (up to \$5) on your order for plans, etc.

If, however, none of our designs or alterations in them suit the intending builders, we are glad to make special-designs to suit their requirements, or work out and put in proper shape any rough drawings of their own. In ordering designs for special or original work, the client should give the following particulars: The sum to be expended. The construction—wood, brick or stone—and what material is preferred for foundation. What the building is to be used for. Number of floors wanted and number of rooms to each floor. Or, state the amount he can afford to put into a building, his preferment as to style—that is, Swiss, Colonial, Gothic, Italian, etc., and general idea of the

locality in which it is to be built and we shall be glad to advise him. Upon receipt of these particulars we study the designs and make preliminary sketches of the floor plans, and these we send to our client for alterations, correction and suggestions, advising him as our judgment recommends; when they are returned to us we make the alterations suggested, and if necessary, send the sketches again to the client for his final approval. Finally, when the sketches show just what is wanted we make full working plans (cellar, floors, elevations, etc.), detail drawings for all interior and exterior work, and compile and complete the specifications. If requested, we prepare also a complete bill of quantities of all material required for the building. This is hardly ever necessary except when the builder intends, instead of contracting for the house, to build same by day's work.

Bill of Materials: Needed only if owner intends purchasing materials, as in case of building by "day's work," instead of contracting. Price given with each design, and is same for the design reversed. For changed, modified or special designs, the price is higher, depending upon amount of work, and made known upon application.

License to Build: Sent free when the Drawings, Specifications, etc., of a design are paid for. This is not the "Permit" issued by the Building Departments of large cities, as some have erroneously supposed, but is a "License" from this Architectural Association. It arises from patenting many of our designs for the double purpose of protecting our designs from constant imitation, and protecting our clients from having their houses constantly duplicated.

Visits and Superintendence: Include the following: visit to assist contracting; to advise about and locate site, and start work; to inspect before each or any payment, or at finish before last payment. Constant and full superintendence if required, charges depend upon time required and are made known upon application.

Terms: One-half the amount of our charge should accompany the order; the balance to be collected on delivery.

Plans Returned: We Guarantee our Estimates. If, upon getting at least four *bona fide* estimates from responsible builders, he cannot get one within our estimate, we will allow him to return the plans and exchange them for another design, we to retain 20 per cent. of the cost of the first set, and allowing 80 per cent. to apply as part payment on the second set. This offer is made providing that no changes are made in either set, and with the understanding that the plans returned are complete and in good condition. Or, if after examination and study, the client prefers some other design, we will allow him to exchange, he to allow us 20 per cent. of the cost of the first set, to cover extra expenses involved. Example: If, after having paid us, say \$100 for a set of working plans, specifications, etc., a cheaper or different house is desired, return plans, and \$80 will be allowed as part payment for another set.

Rebate: From the price of Working Plans, Specifications, etc. (without changes), the client may deduct the amount he has paid us for books, to the extent of five dollars.

† The costs of structures are based on prices given below. In localities other than New York the cost is much less. By comparing the prices of labor and materials given by us with the prices in the locality in which the proposed house is to be built, the client can at once ascertain if our estimate is high or low for his locality, and by a little calculation can form a very accurate estimate for that locality:

Excavation, per cubic yard.....	\$0 25	Clear pine clapboards, per 1000 feet, 25 00 to 30 00	
Rough stone work below grade laid up complete, all materials furnished by contractor, per perch of 25 cubic feet ..	4 25	Clear pine trim, reeded or molded, 3/4 x 5 in., per lineal foot	03
Stone wall finished above grade, 25c per foot, or per perch	6 25	Novelty siding, per 1000 feet.....	30 00 to 35 00
Brick work laid in the wall, per M, 15 00 to 16 00		Moldings, per sq. inch of section, per 100 lineal feet	6c
Plastering, per yard	30 to 35	Molded base, 8 in. high, 3/4 in. thick, per lineal foot	05
Spruce timber, per 1000 feet.....	20 00	Glazed window sash, 2 ft. 7 in. x 5 ft. 6 in. x 1 1/2 in., two lights, per pair	2 00
Hemlock timber, per 1000 feet.....	14 00	Doors, four panels, molded both sides, 2 x 8 in. x 7 ft. x 1 1/2 in., each.....	2 60
Hemlock sheathing boards, per 1000 feet..	15 00	Blinds will average all round per window ..	1 50
Pine shingles, per 1,000.....	4 50 to 5 00	Tinning, per square of 100 feet	6 00
Pine flooring, merchantable, per 1,000 feet	26 00	Painting, including materials and labor, per square yard, each coat.....	06
NOTE.—For some sections of the country where other woods are used in place of spruce, hemlock and pine, we modify the specifications to conform.		Carpenters' labor, per day.....	2 50 to 3 00
		Masons' and plasterers', per day.....	3 00 to 3 50

Mantels may cost from \$10 to \$100 each, or higher, according to owner's wishes. Size and cost of range depends on cooking requirements; from \$25 upward. Heating apparatus and cost depend on climate, usually; for hot-air heater, from \$75 upward; for steam or hot-water heater, from \$150 upward. In all these matters, if requested, we advise the owner.

SUPPLEMENT PAGE C.

TESTIMONY OF THOSE WHO HAVE BUILT

ONE OR MORE OF SHOPPELL'S MODERN HOUSES WITH THE AID OF WORKING PLANS, SPECIFICATIONS, ETC., FURNISHED BY
"CO-OPERATIVE BUILDING PLAN ASSOCIATION," ARCHITECTS, 203 BROADWAY, NEW YORK.

Are Shoppell's Designs well-planned?

Are the Estimates reliable?

Are the Drawings and Specifications perfect?

Are the patrons of the Association treated with fairness and consideration?

The questions opposite are such as a new patron naturally asks. We respectfully submit that these questions are fully and favorably answered in the following page. These are just a few selected at random from some 4,000 complimentary letters we have on file at our office from parties who have built from our plans. 12,000 houses have been erected from them in 20 years.

TACK-A-POUSHA HOUSE,
FAIR ROCKAWAY, L. I., N. Y.

I consider myself very fortunate in selecting you to draw the plan for my hotel. It is considered by all my patrons to be one of the best laid out buildings for hotel purposes on the coast. Its construction and architectural design speaks for itself.

I have sent many friends to you who desired plans for cottages and they made their selection from your designs and built their houses satisfactorily. Very respectfully yours,
DAVID ROCHE.

THE MERCANTILE AGENCY—R. G. DUN & CO.,
ALBANY, N. Y.

The house I built from your plans is one which is very much admired, both as to its convenience inside and its architectural beauty outside. There is no other house on our avenue built from your designs. Yours respectfully,
ALFRED GREEN.

Law Office of PHILIP CHASE, 58 William Street,
NEW YORK.

Your house plans I have used with very great satisfaction. They have many important advantages; among others, they enable one to build a house of handsome and modern design, to select the design best adapted to one's purse and taste, to know of just what material the house will be made, how the work will be done, what it will cost, and how it will look and be when it is done.

My builder remarked to me that your details worked perfectly, that everything came together just right, without any loss of time or waste of material.

You are doing a good work in improving the house architecture of the country. Truly yours,
PHILIP CHASE.

IRVINGTON, N. J.

It gives me pleasure to state that we have been living in the house built from your designs for nearly a year and that we are even more pleased with it than we anticipated. Of some half a dozen new houses lately erected in the near vicinity it is, for its size and cost, much the prettiest in our estimation and in the estimation of a majority of our friends. Your estimate of its cost was \$2,300. It was built by contract for \$2,000. We consider all of your designs exceedingly neat, tasteful, and original. Your treatment of us was thoroughly business-like and courteous. I am,
Yours truly,
MRS. G. F. BIDEWELL.

Office of "MANCHESTER CRICKET,"
MANCHESTER, MASS.

I have completed the building of a very fine residence, the plans for which were furnished by you. I wish to say that the plans and specifications were very accurate, and embodied many modern ideas. Mine was the first house built from your plans in this town and I think it will prove a good advertisement for you. One other party here has built from your plans after seeing mine and others will probably follow. Yours truly,
J. M. MARSHALL, Editor.

WOONSOCKET, R. I.

The plans and specifications were duly received. I found a wide difference in the estimates made by the different contractors, but I was able to let the contract at about your estimate. The house is admired by all who see it. Very truly yours,
OSCAR J. MORSE.

RIVERSIDE, CONN.

I have built eleven houses in this place, some from designs by architects to whom I have paid very high prices; but none have pleased me so much as the last house, which I built from your plans. In future I shall use them; they are cheaper and I consider them more practical than others. E. A. SKELDING.

EXETER, N. H.

Have lived in my new house since July, and am satisfied that I have the sunniest and most convenient house in town, though by no means the most expensive. It is cool in summer and easily warmed in winter. I think I got from you a much more satisfactory plan than I could have hoped to obtain from another architect for twice the price. Your estimate of the cost of building was very fair indeed. Your dealings with me were characterized by the utmost fairness and honesty, and if I were to build again I should certainly endeavor to get the plans from you. Yours truly,
ARTHUR O. FULLER, Counselor-at-Law.

Law and Land Office of F. W. KNOX & SON,
COUDERSPORT, PA.

Am pleased to say that I built here a very handsome residence from specifications and detail drawings furnished from your office. It is the admired house of this village. I heard no complaint from the carpenters. Certainly you furnished the needed information much cheaper than any architect that I have had any business with. My son completed a handsome house selected from your plans. All my dealings with you have been honorable, prompt and entirely satisfactory. F. W. KNOX,
President of the C. & P. A. Railroad Co.

LITTLE FALLS, N. J.

Have built ten cottages from your plans, and they are all very satisfactory. R. BEATTIE,
Pres. Beattie Manufacturing Co.

JOHNSTON, BUCK & CO., Bankers,
EBENSBURG, PA.

I take very great pleasure in assuring you that I am more than pleased with my house, and further have to assure you that your treatment has, in every way, been entirely satisfactory and business like. The house I built, while not the most expensive, is considered by far the handsomest in our town, and excites the admiration and praise of our people, all of which I attribute to your excellent skill. You are at perfect liberty to refer to me as often as you see proper. Yours very truly,
A. W. BUCK.

BOWLING GREEN, MO.

I built from your designs, and have the "eldest" house in town. I think I saved three to four hundred dollars by having your plans and specifications. L. M. EDWARDS.

BELLAIRE WINDOW GLASS WORKS,
BELLAIRE, O.

Two years since I purchased plans of you for a dwelling house in which I have been living for over a year. The plans suited me in every way. The house is a model for convenience. After living in it for the length of time referred to, we see no changes we would care to make in order to fit it better to our use. Respectfully yours,
S. S. WOODBRIDGE, Secretary.

CIRCLEVILLE, O.

The plans were perfectly satisfactory and the cottage has been much admired. What is better I have no trouble to get a tenant for same at a paying figure. Yours truly,
A. C. WILKES.

ALMA, NEB.

I have used plans I obtained from you, having just completed a residence therefrom, and beg to say I consider your business treatment efficient, honest and straightforward. The plans and detailed drawings I find were accurate, and the general plan of the building very good. The estimate of prices furnished by you was within the limit of your guaranty. Yours respectfully,
(Hon.) C. C. FLANSBURG.

E. & I. K. STETSON, Ship Builders and Repairers,
BANGOR, ME.

It is with pleasure that I write recommending your plans to any possible builder, for they are so complete that any carpenter can easily construct a house from them. Both of my head workmen say they never had more complete plans. The house has been greatly admired, and a gentleman from New Jersey sent his builder to look at it, being so well pleased with its style and details. The ladies are especially pleased on account of all the conveniences, and all say that they never saw a house with so much room for its size. Sincerely yours,
ISAIAH K. STETSON.

McMENAMIN & Co., Hermetically Sealed Goods,
HAMPTON, VA.

It gives me pleasure to express the satisfaction I feel at having a cottage built after your plans. I have not only a pleasing and convenient structure, but a solid one as well. It was built entirely within your estimate. I am sure it could not have been built as cheaply without your plans. At its completion we wondered at the small amount of waste. Its dimensions were calculated to fit the standard sizes of lumber of all kinds so exactly that four wheelbarrows would have held all the pieces that were left over.

This is a point that is rarely taken into consideration by intending builders who think they can get along without an architect.

Very truly yours,
JAMES McMENAMIN.

Office of FOSTER, WILKINS & CO.,
General Merchants,
UNION, S. C.

The house you planned for me last summer was completed about one month ago, and it fills my want exactly. It is considered one of the most modern and convenient dwellings in the town. The actual cost exceeded your estimate only \$4.18. Your framing bill was very close, and there was comparatively little waste in cutting the timbers. The plastering was thirty yards less than you estimated. I can recommend your work to all who desire comfortable and convenient residences at reasonable cost. Yours truly,
B. F. ARTHUR.

HANFORD N. LOCKWOOD,
Wholesale Jobber of Bristle Goods,
ASHEVILLE, N. C.

I have just completed a dwelling from your designs, and am well pleased in all particulars. The plans and details were accurate, and your estimate fully covered the cost.

My plans were destroyed by a local fire, but were speedily replaced by your kindness. It affords me pleasure to endorse your Association. Respectfully,
HANFORD N. LOCKWOOD.

H. F. WELLS, Lumber and Coal,
ESTHERVILLE, IOWA.

My house is about completed, and we are very much pleased with it. Every one that looks it over praises it very highly. It has a handsome exterior, and the interior is convenient and compact.

It was built very close to a house that cost much more than mine, but, almost invariably, people express themselves as liking my house the best, both for design and convenience. It certainly does not suffer by the contrast.

I will take pleasure in referring parties to you who intend building. Respectfully,
H. F. WELLS.

KANSAS CITY, MO.

I built a house in the southern part of this city after your plan, and am heartily glad I did so. My contractor's bid was \$2,200, just your estimate. The plans were perfect and completely detailed. I am proud of my home, and it is greatly admired by our friends and all who happen to see it.

Was pleased with your treatment of me, and shall not hesitate to recommend your plans to any possible builder. Yours truly,
LEE K. MOONEY.

Office of J. A. INGRAHAM & CO.,
OAKLAND, CAL.

Your plans were received with promptness and given in charge of my contractor. The result is a beautiful house admired by all in our fair city.

Allow me to compliment you upon your methods of doing business, and state that I would most cheerfully recommend your Association to any one. Yours most truly,
G. A. PENNIMAN.

Director People's Building and Loan Association,
Oakland, Cal.

Office of UDELL WOODENWARE WORKS,
NORTH INDIANAPOLIS, IND.

My house, which I built some two years ago from plans bought from you, has given perfect satisfaction, and is much admired by all who see it. The cost of building was something within the figures as given by you. To those contemplating building I would heartily recommend your plans. Yours respectfully,
W. M. C. BENNEY.

ACCOKEEK, MD.

I consider that dealing with you has saved me several hundred dollars. I built from your design and the cost was less than your estimate. Without your specifications and bill of materials I could not possibly have prevented the contractor from cheating me. Very truly yours,
L. R. C. TOWLES, M. D.

BAKER, ADAMSON & CO., Manufacturers of Gilt,
Curled Hair and Flint Paper,
CHICAGO.

Our new house built from your design is pronounced by every one who has seen it, the model for comfort, light, saving of room, and everything else that goes to make up a cheerful home. I found your estimate correct. I cannot recommend your system too highly to anyone who wishes to build a residence. Yours very truly,
EDWARD P. MARTIN.

MERCHANTS' NATIONAL BANK,
DULUTH, MINN.

I have just completed a house from the plans you sent me. They have given the best of satisfaction. The mechanic in charge tells me they are quite accurate and intelligible to work from. H. A. SMITH, Cashier.

SCHULING & ATEN, Bankers,
HIAWATHA, KAN.

Intending to build a dwelling I examined a large number of plans, finally deciding on one of yours. I then procured from you the working plans, specifications and bill of quantities. During the summer I built my house and we are entirely satisfied with it. For economy of room and comfort the inside arrangement is perfectly satisfactory. The outside appearance is artistic. It also affords me pleasure to say that from first to last I found your business treatment efficient, honest and satisfactory. Very truly yours,
HENRY J. ATEN.

N. H. HAND, Dealer in General Merchandise,
H. D. INGERSOLL, Manager,
DARLONOGA, GA.

I built a house from your plans last year and I have just now finished a stable from your stable plans. I can truly say that they are the best and cheapest plans in the world. The house plans cost me \$40, and I saved at least \$200 by using them; they were so plain and simple that any workman could build from them. The stable plans cost \$20, and I estimate I saved \$100 on that work. Every one that has seen the house and stable are well pleased with them.

You were prompt and honest in all the dealings I had with you, and if I were to build a house that would cost \$50,000 I should use your plans.

Very respectfully yours,
(Capt.) H. D. INGERSOLL, Postmaster,
Darlton, Ga.

ISHPEMING NATIONAL BANK,
ISHPEMING, MICH.

Recently I procured from you a design and full detail drawings for a winter residence to be built at Lake Maitland, Fla. The design and working plans were placed in the hands of a builder, who experienced no difficulty in completing the work to my full satisfaction. The house is a model of neatness and is admired by all. It gives me pleasure to testify to the worth of your designs and to the accuracy of your working plans. C. H. HALL,
President of Bank and Mayor of Ishpeming.

FIRST NATIONAL BANK,
GREENVILLE, MISS.

I have built my residence by your plans and specifications and take great pleasure in assuring you that I am highly gratified with the result. The house is elegant and homelike and gives me continued satisfaction.

I always tell my friends that you saved me three hundred to four hundred dollars, and saved me much annoyance in avoiding disputes with contractors. Yours truly,
THOMAS MOUNT, Cashier.

THE MONTANA COMPANY,
MARYSVILLE, MONT.

I am in a position to testify to the completeness of your designs and accuracy of details furnished by your Company, as I have recently constructed in the city of Helena, Montana, two houses from plans obtained from you. Your business treatment has been all that anyone could desire; in fact, you have kindly placed additional information in my hands without compensation that I have found to be entirely reliable, and the information has saved me both time and expense.

The houses are very neat and the interior arrangement is all that could be desired. I do not now see that any modification of them would be an improvement. Respectfully,
G. H. ROBINSON.

OCALA, FLA.

I will state that my house, built according to plans furnished by you, is in every respect satisfactory.

I am satisfied that at least five hundred dollars was saved to me by having the plans, specifications, drawings, etc., furnished by you. Your business treatment of me was in every respect honest and prompt. Yours respectfully,
R. L. ANDERSON.

DANVILLE, KY.

The plans and specifications you sent me for a Queen Anne cottage were all that I expected. I built from them, without any trouble, a very beautiful, cozy place, which has been greatly admired. Respectfully,
JAS. R. MARIS, P. M.

UNION CITY, TENN.

I was well pleased with the plans, and consider their cost as money well spent. I have the handsomest and best business house in this city. I take pleasure in referring to your Association all parties here that I find are going to build. JAMES F. LUKENS.

THE COMMERCIAL NATIONAL BANK,
HOUSTON, TEXAS

I owe you an apology for not acknowledging my obligation to you sooner. The fact is, I am so well pleased with the result of my venture in using your plans, etc., that I actually forgot to write you to that effect. Had anything proved unsatisfactory you may rest assured you would have heard from me immediately. I unhesitatingly endorse your Association and recommend its methods. I consider that your form of contract and specifications saved me in "extras" at least \$200, and I enlarged the plan very considerably, and still came within your estimate. I think of building another and larger house, and you may confidently expect to hear from me when that time arrives. Very truly yours,
(Capt.) G. L. PRICE.

RUFFALO, WYO. T.

We are highly pleased with the house built, and would recommend all who intend to build to deal with you. Think they would save ten times the cost of plans and specifications. Yours truly,
R. S. HOPKINS.

JACKSON COUNTY BANK,
BLACK RIVER FALLS, WIS.

The plans and specifications I had of you, for which I paid twenty dollars, are more satisfactory than anything I could have procured here for three times that amount. Yours truly,
W. R. O'Hearn, Cashier.

SHATTUCK & JAPANESE,
Wholesale Grocers and Jobbers of Teas and
Tobaccoes,
PARKERSBURG, W. VA.

I like your plans for building houses. As you know, I have built three, all expensive ones. They are among the nicest of our city. I have had no trouble with the plans, and the builders say they are the most correct, and therefore the easiest to work after. Were I going to build more, would have you make plans for all. Respectfully,
J. M. JACKSON, JR.

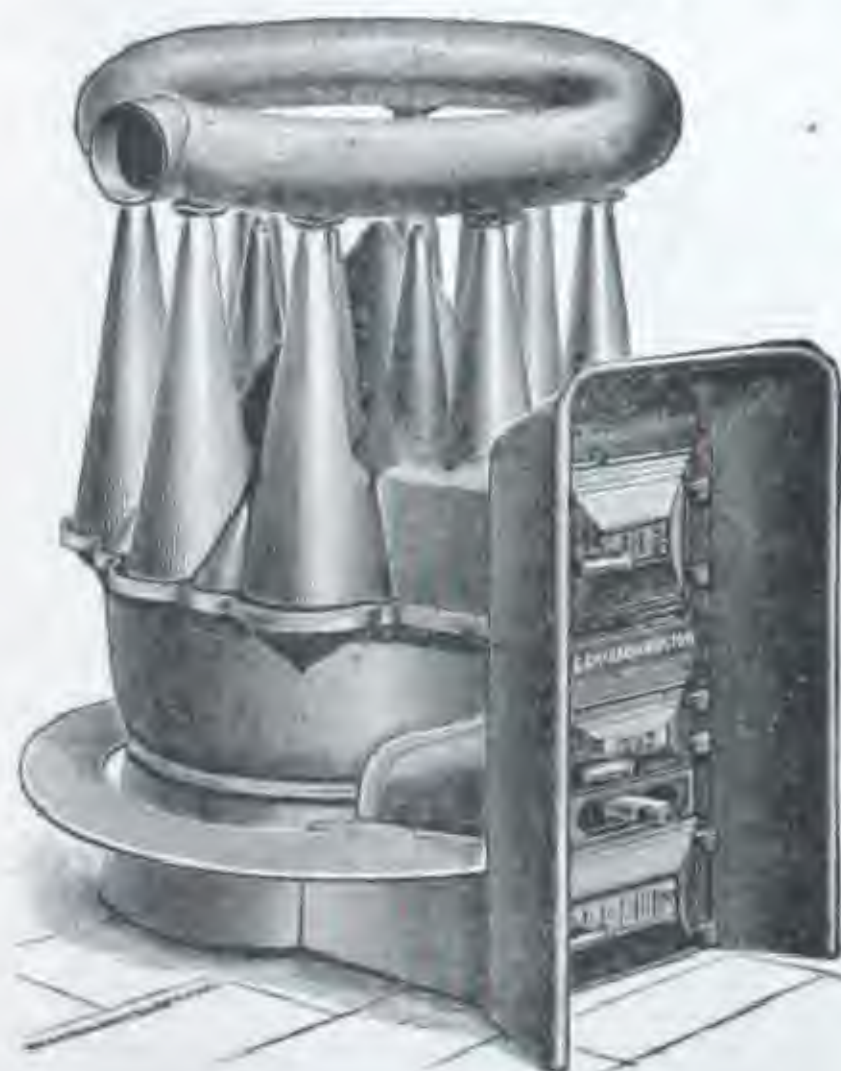
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HARDWARE FOR
THE ENTIRE BUILDING
 AND AT RIGHT PRICES.

CORRESPONDENCE
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<p>OUR SPECIALTIES:</p> <p>MANTELS, Mantel Shelves, Cabinet Work, Doors, Windows, Blinds, Frames, Posts, Rails, Balusters, Store and Office Fixtures, Carpenter and Mill Work, Etc., Etc.</p>	<p>THE A. T. STEARNS LUMBER CO.</p> <p>Solicits Correspondence with those Going to Build.</p> <p>ALSO Carpenters, Builders, and Contractors.</p> <p>P. O. ADDRESS: NEPONSET, MASS.</p>	<p>OUR LINE:</p> <p>Florida Gulf Cypress, Georgia Pine, Florida Ash, Oak and Maple Flooring, Cypress Shingles, Gutters and Conductors, Tanks and Cisterns, Etc., Etc.</p>
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THE CHILSON CONE FURNACE



Without exception the
 best Furnace on
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Prices to suit the times. 11 sizes.
 Brick-set and Portable. Write for
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CHILSON FURNACE CO.
 BOSTON AND MANSFIELD, MASS.

Doors, Sash, Interior Finish



AND PORCH WORK.

These items must be purchased of a reliable house, as
 defects do not generally appear until too late for remedy.

WE MAKE THE BEST IN THE LAND.

Best of lumber—thoroughly kiln dried—low price
 —prompt delivery; consider this fully and make
 no mistake. We make estimate from plans and fur-
 nish everything classed with above at a stipulated
 price to complete the house, thus saving you extras.
 Write us and send your plans for figures and sug-
 gestions. Highest references.

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 CHICAGO, ILL.

WHEELER'S PATENT WOOD FILLER

For beauty of finish and durability, no wood should be naturally finished without first filling the pores with this article. Specified by all prominent architects. The woodwork of the principal Public and Private Buildings in this country, and in fact throughout the world, are all have been treated with this article.

GENUINE HAS OUR NAME AND TRADE MARK ON EACH PACKAGE.

BREINIG'S LITHOGEN SILICATE PAINT

All Shades and Colors. Durable. Economical.

This paint is especially adapted for Marine exposure, and will stand where lead and oil fail.

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SEND FOR SAMPLE CARD OF COLORS, FREE.

WOOD DYES OR STAINS, FLOOR POLISH, &c.

—SOLE MANUFACTURERS—

THE BRIDGEPORT WOOD FINISHING CO.,

NEW MILFORD, CONN.

BRANVILLE M. BREINIG, Pres. & Gen. Mgr.

NEW YORK, 240 Pearl Street.

CHICAGO, 215 E. Lake Street.

Our BREINIG'S LITHOGEN SILICATE PAINT and WHEELER'S PATENT WOOD FILLER received Medal and Highest Awards at World's Fair, Chicago, 1893.

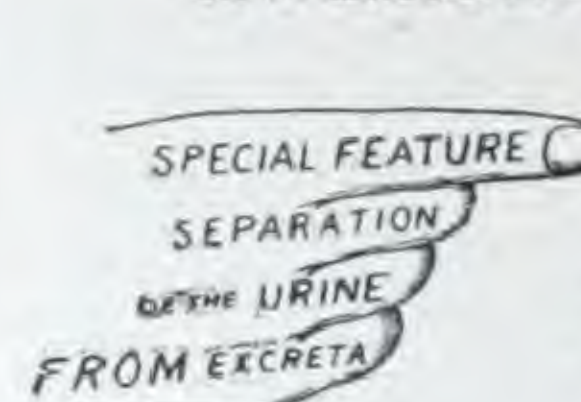
ADOPTED BY THE U. S. GOVERNMENT.

800 SUPPLIED TO MEDICAL DEPT. U. S. ARMY.

THE ONLY PERFECT EARTH CLOSET MADE

OVER 36,000 IN USE.

AWARDED 16 FIRST-PRIZE MEDALS.



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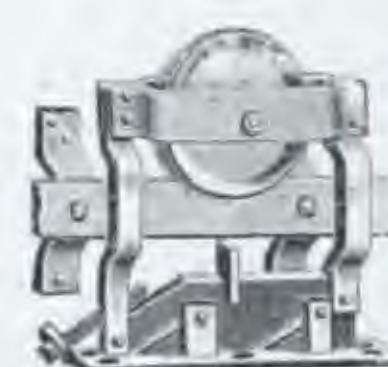
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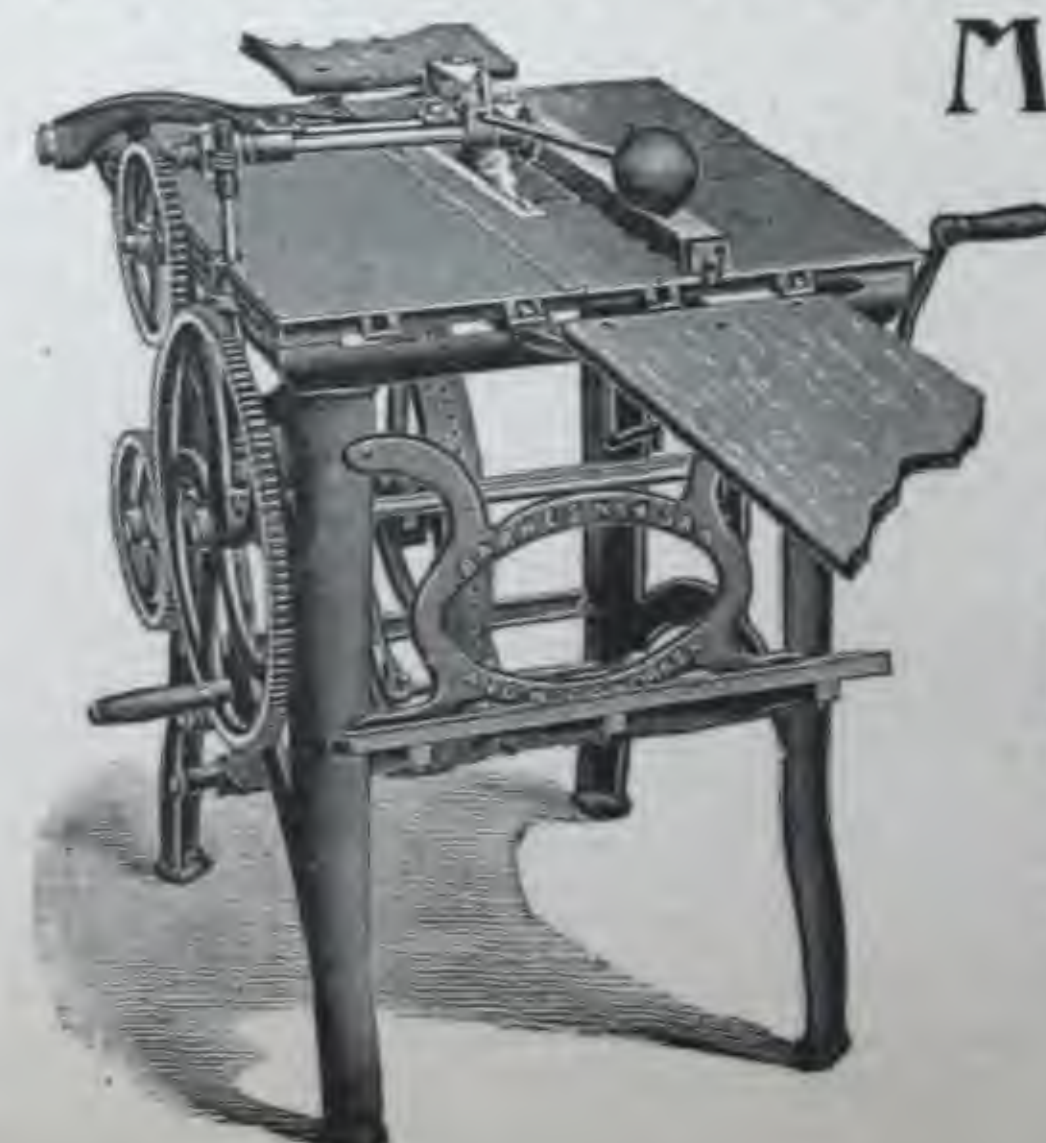
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